



**City of Roswell
Meeting Agenda
Mayor and Council
Regular Meeting**

**Mayor Mary Robichaux
Councilmember Sarah Beeson
Councilmember Eren Brumley
Councilmember Christine Hall
Councilmember Jennifer Phillipi
Councilmember Allen Sells
Councilmember Chris Zack**

Monday, January 26, 2026

7:00 PM

City Hall - Council Chambers

Welcome

Roll Call

Invocation/Moment of Silence - Dorie Griggs, Roswell Fire Department Chaplain

Pledge of Allegiance

Mayor's Report

1. **#10271 Reading of a Proclamation for the Esteemed Veteran of Roswell Award.**

Consent Agenda

1. **#10270 Approval of the January 12, 2026 Mayor and Council Meeting minutes.**
2. **#10171 Approval for the Mayor or City Administrator to award a contract to Ready Power LLC for construction of the Water Treatment Plant Generator in an amount not to exceed \$210,000,
*Presented by Brian Watson, Director of Environmental/Public Works***
3. **#10234 Approval for the Mayor or City Administrator to accept the Conversion of Private Water Utilities to Public Water Utilities for Garrison Hill Subdivision and Budget Amendment 50544400-01-26-26 of \$18,942 from additional revenue and expense in the Water Fund.
*Presented by Brian Watson, Director of Environmental/Public Works***

4. #10259 ZMCC-1125-000005 - 770 Old Roswell Place, Unit F-200 -
Conditional Use for Massage Establishment for Massage Haven,
LLC.

Presented by James W. Conroy, Senior Vice President & Chief of Police

Regular Agenda

City Attorney's Report

1. #10269 Recommendation for Closure to Discuss Personnel, Litigation and Real Estate.

Adjournment

PUBLIC COMMENT PROTOCOL:

- To address Mayor and Council on an Agenda Item, complete a Comment Card and submit to the City Clerk.
- Comments by individual speakers are limited to five minutes per item. (*Exemptions to the time limit are zoning applicants, appeals, and semi-judicial matters before Mayor and Council.*) Comments should only be made on the agenda item under consideration.
- Documents, pictures or presentation materials for distribution to the Mayor and Council must be submitted to the City Clerk by noon on Monday prior to the meeting. Email to citizendocuments@roswellgov.com or drop off at City Hall.

RULES OF DECORUM FOR ALL MEETINGS (City of Roswell Code of Ordinances Section 2.1.6):

The City of Roswell strives to provide a positive experience for those visiting city facilities and promotes an environment of personal safety and security – free from intimidation, threats or violent acts. All are expected to exhibit common courtesy, civility, and respect for others. Members of the audience will respect the rights of others and will not create noise or other disturbances that disrupt or disturb persons who are addressing the Mayor & Council who are speaking or otherwise impede the orderly conduct of the meeting. Violations may result in the violator being removed from the premises.



City of Roswell

Mayor and Council

AGENDA ITEM REPORT

ID # - 10271

MEETING DATE: **January 26, 2026**

DEPARTMENT: **Mayor's Report**

ITEM TYPE: **Proclamation - Mayor's Report**

Reading of a Proclamation for the Esteemed Veteran of Roswell Award.

Item Summary:

A Proclamation honoring the esteemed veteran of Roswell for their service to this Nation, to fellow service members and to the community of Roswell.

Presented by:

Mayor Mary Robichaux

Proclamation for Esteemed Veteran of Roswell Award

*** FORTHCOMING ***



City of Roswell

Mayor and Council

AGENDA ITEM REPORT

ID # - 10270

MEETING DATE: **January 26, 2026**

DEPARTMENT: **Administration**

ITEM TYPE: **Approval**

Approval of the January 12, 2026 Mayor and Council Meeting minutes.

Item Summary:

Approval of the January 12, 2026 Mayor and Council Meeting minutes.



**City of Roswell
Meeting Minutes
Mayor and Council
Regular Meeting**

**Mayor Mary Robichaux
Councilmember Sarah Beeson
Councilmember Eren Brumley
Councilmember Christine Hall
Councilmember Jennifer Phillipi
Councilmember Allen Sells
Councilmember Chris Zack**

Monday, January 12, 2026

7:00 PM

City Hall - Council Chambers

Welcome

Mayor Mary Robichaux: Present, Councilmember Sarah Beeson: Present, Councilmember Eren Brumley: Present, Councilmember Christine Hall: Present, Councilmember Jennifer Phillipi: Present, Councilmember Allen Sells: Present, Councilmember Chris Zack: Present.

Invocation/Moment of Silence - Dr. Sabin Strickland - Pleasant Hill Baptist Church

Pledge of Allegiance - United States Air Force Master Sargent (E7) Eric Evans

*****Installation Ceremony and Swearing in of Mayor and Councilmembers*****

***Mayor and Councilmembers elected November 4, 2025 and December 2, 2025
were sworn in:***

- ***Installation of Mayor Mary Robichaux***
Sworn in by City Clerk Nancy Long
- ***Installation of Councilmember Jennifer Phillipi - Post 4***
Sworn in by Reverend Dave Dunn
- ***Installation of Councilmember Eren Brumley - Post 5***
Sworn in by Mayor Mary Robichaux
- ***Installation of Councilmember Chris Zack - Post 6***
Sworn in by City Clerk Nancy Long

Mayor's Report

1. #10242 **Reading of a Proclamation for the Esteemed Veteran of Roswell Award to United States Air Force Master Sargent (E7) Eric Evans.**

A Proclamation was read honoring United States Air Force Master Sargent (E7) Eric Evans for his service to this Nation, to fellow service members and to the community of Roswell.

RESULT:	PROCLAMATION READ
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2. #10007 **Reading of a Proclamation for the Esteemed Roswell Public Safety Employee Award to Communications Officer Destinee Presswood as Communications Officer of the Year for 2024.**

A Proclamation was read honoring Communications Officer Destinee Presswood as Communications Officer of the Year for 2024 for her service to our great community of Roswell.

RESULT:	PROCLAMATION READ
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3. #10236 **Election of Mayor Pro Tem for 2026.**

Councilmember Christine Hall nominated Councilmember Sarah Beeson to serve as Mayor Pro Tem for 2026. A motion was made and approved.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Christine Hall, Councilmember
SECONDER:	Allen Sells, Councilmember
IN FAVOR:	Beeson, Brumley, Hall, Phillipi, Sells, Zack

Consent Agenda

RESULT:	CONSENT AGENDA APPROVED [UNANIMOUS]
MOVER:	Christine Hall, Councilmember
SECONDER:	Jennifer Phillipi, Councilmember
IN FAVOR:	Beeson, Brumley, Hall, Phillipi, Sells, Zack

1. #10240 **Approval of the December 18, 2025 Special Called Mayor and Council Meeting minutes.**

2. #10246 **ZMCC-1025-000003 - 981 Canton Street, Suite 100 - Conditional Use for Massage Establishment for The Spa of Historic Roswell.**

Regular Meeting

Monday, January 12, 2026

7:00 PM

Regular Agenda**City Attorney's Report**

1. **#10245 Approval of a Resolution to impose a temporary emergency moratorium on the establishment of new data centers in the City of Roswell.**

Resolution No. 2026-01-01

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Sarah Beeson, Councilmember
SECONDER:	Allen Sells, Councilmember
IN FAVOR:	Beeson, Brumley, Hall, Phillipi, Sells, Zack

2. **#10241 Recommendation for Closure to Discuss Personnel, Litigation and Real Estate.**

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Sarah Beeson, Councilmember
SECONDER:	Allen Sells, Councilmember
IN FAVOR:	Beeson, Brumley, Hall, Phillipi, Sells, Zack

Adjournment

The meeting was adjourned at 7:27 PM



City of Roswell

Mayor and Council

AGENDA ITEM REPORT

ID # - 10171

MEETING DATE: **January 26, 2026**

DEPARTMENT: **Environmental/Public Works**

ITEM TYPE: **Contract**

Approval for the Mayor or City Administrator to award a contract to Ready Power LLC for construction of the Water Treatment Plant Generator in an amount not to exceed \$210,000,

Item Summary:

In March 2025, Mayor & City Council approved receiving \$573,686.70 from the Federal Emergency Management Agency (FEMA) and Georgia Emergency Management Agency (GEMA) to install a backup generator at the Water Treatment Plant. A backup generator is an industry best practice and a key to the independence and sustainability of the Roswell Water Utility. The stand-alone emergency power backup will reduce the impact of power outages on WTP operations and ensure operational continuity.

Due to Federal procurement regulations, the City was required to solicit quotes from the open market. The City advertised the generator (RFP 25-329-K) on the City's website and also posted on the Georgia Procurement Registry. On November 25, 2025, one (1) proposal was received from Ready Power LLC for \$361,650. Staff reduced the scope of work and negotiated with Ready Power to \$210,000. Elements from the SOW that were reduced will be handled by City staff.

Staff recommends awarding a contract to Ready Power LLC in an amount not to exceed of \$210,000 to include connecting the generator to the Water Treatment Plant.

Staff also recommends allocating \$21,000 for any unforeseen circumstances.

Committee or Staff Recommendation:

On January 13, 2026 the Committees of Council recommended placing this Item on the January 26, 2026 Mayor and Council Agenda.

Financial Impact:

Total funding of \$610,305 is available under Project 88011, consisting of a FEMA Hazard Mitigation Grant in the amount of \$573,686.70 and a local match of \$36,618.30.

Recommended Motion:

Motion to approve the Mayor or City Administrator awarding a contract to Ready Power LLC for construction of the Water Treatment Plant Generator in an amount not to exceed \$210,000.

Presented by:

Brian Watson, P.E., Director of Environmental/Public Works



City of Roswell

Mayor and Council

AGENDA ITEM REPORT

ID # - 10234

MEETING DATE: January 26, 2026

DEPARTMENT: Environmental/Public Works

ITEM TYPE: Approval

Approval for the Mayor or City Administrator to accept the Conversion of Private Water Utilities to Public Water Utilities for Garrison Hill Subdivision and Budget Amendment 50544400-01-26-26 of \$18,942 from additional revenue and expense in the Water Fund.

Item Summary:

The Garrison Hill Subdivision HOA submitted a letter of interest dated 8/21/2025 that requested to convert private water utilities to public water utilities. The subdivision has always been served by Roswell Water; however, the infrastructure was private. Garrison Hill has met the requirements of the City's "Policy and Procedure On Transfer of Private Water Utilities To Public Water Utilities".

The subdivision is comprised of 22 single-family residential houses. A utility easement is currently available to the City for all of the houses. For this project, the City will need to connect the existing service lines to an existing 8" fire line that lies within the utility easement.

Costs that will be incurred include:

- Each house will need to purchase a new meter - \$2,000 per meter
- The HOA will need to pay for the following construction items:
 - o Rehabilitation of the vault - \$11,242
 - o Install casing pipe - \$7,500
 - o Bac-T sampling - \$200

The Water Utility will oversee all construction, sampling and turnover to the City.

Staff recommends approval of the "Agreement Between City of Roswell and Garrison Hill Neighborhood Association, Inc. Regarding Transfer of Private Water System to City of Roswell".

Committee or Staff Recommendation:

On January 13, 2026 the Committees of Council recommended placing this Item on the January 26, 2026 Mayor and Council Agenda.

Agenda Item (ID # 10234)

Financial Impact:

Water Utility will receive \$44,000 for meter fees and \$18,942 to replace vault, install casing pipe and provide Bac-T testing.

Upon approval of budget amendment, funds in the amount of \$18,942 will be additional FY 2026 revenue and expense in the Water Fund Operating.

Recommended Motion:

Motion to approve the Mayor or City Administrator accepting the Conversion of Private Water Utilities to Public Water Utilities for Garrison Hill Subdivision and Budget Amendment 50544400-01-26-26 of \$18,942 from additional revenue and expense in the Water Fund.

Presented by:

Brian Watson, P.E., Director of Environmental/Public Works

Policy and Procedure on Transfer of Private Water Utilities to Public Water Utilities

Purpose

This policy provides a checklist and referenced standards for homeowners associations, Condominium, Town Homes, or other similar entities that want to convert a private water system to a public water system.

This policy will not apply to Apartment Complexes.

Plats

Subdivisions designed, constructed and platted as private shall forever remain private.

Standard Construction Specifications and Subdivision Regulations

The current condition of the water infrastructure under consideration must conform to each of the City standards described in the Standard Construction Specifications & Subdivision Regulations, current edition, and requirements in the Unified Development Code (UDC). City staff must be able to accurately verify conformance. It is the responsibility of the applicant to provide all data including engineering test results to prove conformity.

The applicant will usually be the homeowners association (HOA), who will not typically have the expertise to use the City standards. The applicant shall hire a professional engineer, knowledgeable of this type of civil engineering, who shall act as the applicant's Certified Agent.

Permanent Water Line Easement

The Private community will be required to dedicate a minimum 20-foot waterline easement, with at least 10 feet of the easement extending behind the curb. The water main shall be in the center of the permanent easement.

Access to Private Community

The Roswell Water Utility shall be granted access to the subject property at all times for purposes including, but not limited to, inspecting the water system, maintaining the water system, and reading meters. Any gated roads or drives shall be equipped with an emergency access system. Access codes shall be provided to the Roswell Water Utility and updated when changed.

Water Infrastructure and Appurtenances

It will be the responsibility of the applicant to show proof that all piping installation meets and conforms to Roswell's Standard Construction Specifications. This will include pipe material, services, hydrants, verification that proper blocking is installed and that all fittings are properly installed. The applicant shall provide as-built drawings and be prepared to uncover the infrastructure for inspections to verify that everything meets Roswell's specifications.

The applicant is also responsible for purchasing meters for each residence (domestic/irrigation) and the removal of the existing meter, meter box, and backflow prevention device(s). Meters with appropriate shutoff valves, meter box, backflow prevention, etc. and service contracts will be required for each property/unit.

Procedure for Conversion of Private Water Systems to Public Systems

1. A "Letter of Interest" shall be submitted to the Environmental/Public Works Director from the authorized homeowners association (HOA) representative requesting conversion of a private water system to a public water system. The letter should indicate the means by which the HOA owns the property (fee simple, ground lease, etc.), and that it has the authority to transfer ownership of the

water system to the City of Roswell. The letter should also confirm that the majority of HOA members, as defined in the HOA Bylaws, are in favor of the conversion and HOA documents should be supplied to show what is required for full HOA approval.

2. Upon receipt of the “Letter of Interest”, the Roswell Water Utility will perform a cursory inspection and investigation to attempt to find the standards to which the waterlines and appurtenances were built and the amount of easement that is available. The Roswell Water Utility shall distribute the “Letter of Interest” to appropriate departments for coordination.
3. City Departments will evaluate submitted information for compliance with the Roswell Comprehensive Plan, UDC, Water System Master Plan, Water Resources map and corresponding standards.
4. Depending on what is found in the initial inspection and investigation, the City may require the applicant (at his expense) to provide a signed and sealed engineering study, conducted and submitted to the Roswell Water Utility by a registered engineer, licensed in the State of Georgia, to determine if the water system has been constructed to meet the current City of Roswell standards.
5. If all standards are not met, the applicant must make whatever improvements are necessary to bring the facilities up to current standards at the applicant's cost. The upgrades will be confirmed in a follow-up engineering report, signed and sealed by the same engineer.
6. The Environmental/Public Works Director shall make a determination about the level of compliance of the proposed Water System with City standards as one of the following: Non-Compliance, Substantial Compliance, or Full Compliance. The Environmental/Public Works Director shall report his recommendation to the next available Public Safety and Public Works Committee meeting (such Committee consists of the Mayor, members of City Council and the City Administrator). The Public Safety and Public Works Committee may vote to move the matter to a meeting of Mayor and Council for formal action or may seek additional information.

The City shall forward a copy of the Environmental/Public Works Director's report regarding the application to the applicant at least five days before the Public Safety and Public Works Committee meeting at which the application is to be discussed.

The applicant and any other interested party may appear and speak to the Committee. The decision of Mayor and Council regarding the application is final.

7. Once all standards/criteria, including easements and access, are met, the request to make the water system public shall be formalized by the applicant and submitted to the City Attorney to begin the legal process to make the water system public and obtain and document the new permanent water utility easement. An agreement with terms of the acceptance of the water system shall be contracted and brought before Mayor and City Council for approval/acceptance of the agreement. In the agreement a minimum of a 2 year warranty on the system will be given by the applicant on the waterlines and all of its appurtenances. Any latent defects will also be warrantied against.

FINAL PLAT FOR:

GARRISON HILL

LAND LOTS 331, 332 AND 343;
1st DISTRICT, 2nd SECTION;
CITY OF ROSWELL
FULTON COUNTY, GEORGIA

CERTIFICATE OF SURVEYOR/ENGINEER

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION, THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR ARE MARKED AS "FUTURE", AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN; AND THAT ALL ENGINEERING REQUIREMENTS OF THE "LAND SUBDIVISION ORDINANCE OF THE CITY OF ROSWELL" AND THE REQUIREMENTS OF THE "ZONING ORDINANCE OF THE CITY OF ROSWELL, GEORGIA" HAVE BEEN FULLY COMPLIED WITH.

RS. M.
6-5-06
REGISTERED CIVIL ENGINEER NO. 027430
SP
6-5-06
REGISTERED GEORGIA LAND SURVEYOR NO. 1930

CERTIFICATE OF OWNER

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED THERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY WHICH CONSIST OF 10.305 ACRES.

Charles E. Birk Sr. V.P.
SUBDIVIDER:
6-5-06
DATE:
Charles E. Birk Sr. V.P.
OWNER
6-5-06
DATE:
Mark J. Hayes
EX-PRO
Jan 2009
6-5-06
DATE:


FINAL APPROVAL
John W. Weller
MAYOR - CITY OF ROSWELL
6/12/06
DATE
John W. Weller
ENGINEER - CITY OF ROSWELL
6-9-06
DATE

THE NATURAL DRAINS, BRANCHES, CULVERTS AND DRAINAGE STRUCTURES SHOWN ON THIS PLAT ARE NECESSARY FOR DRAINAGE OF THE SUBDIVISION AND THE CITY OF ROSWELL WILL NOT BE HELD RESPONSIBLE FOR OVERFLOW OR EROSION CAUSED BY THEM OR FOR EXTENSION OF CULVERTS SHOWN. PURSUANT TO THE "LAND SUBDIVISION ORDINANCE OF THE CITY OF ROSWELL", THIS PLAT WAS GIVEN FINAL APPROVAL BY THE CITY OF ROSWELL.

OWNER/DEVELOPER :
JOHN WELAND HOMES
AND NEIGHBORHOODS
2355 LOG CABIN DRIVE
SMYRNA, GEORGIA 30080

CONTACT:
MR. JOHN LOYD
770-703-3100

ENGINEERING PERFORMED BY :
PAULSON MITCHELL INC.
85-A MILL STREET
SUITE 200
ROSWELL, GA 30075
770-650-7685

CONTACT:
MR. KEVIN NORTON
770-650-7685

FULTON COUNTY HEALTH DEPARTMENT
THIS SUBDIVISION, AS SHOWN, IS APPROVED UPON THE CONDITION THAT SEWAGE DISPOSAL AND WATER SUPPLY FACILITIES ARE IN COMPLIANCE WITH ARTICLE C AND D, SEWAGE DISPOSAL AND DRINKING WATER SUPPLY OF THE FULTON COUNTY HEALTH DEPARTMENT REGULATIONS AND IN ACCORDANCE WITH THE REQUIREMENTS BELOW:

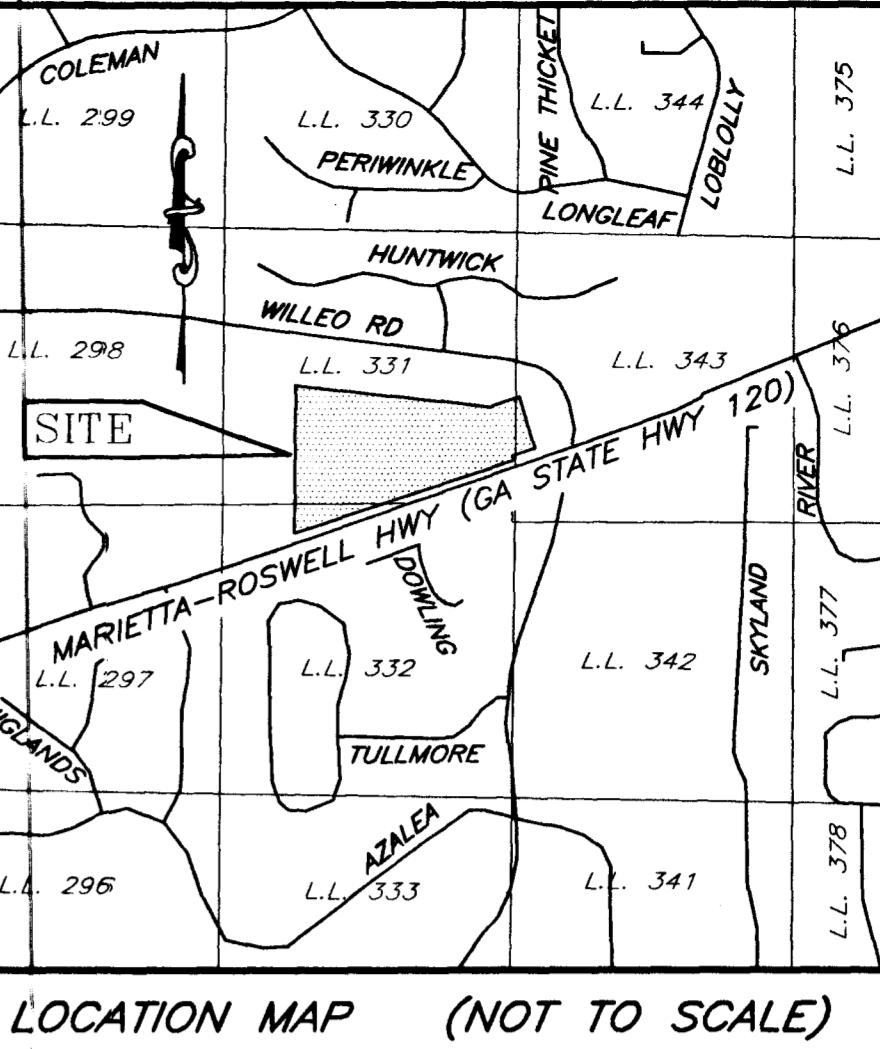
WATER SUPPLY
(X) PUBLIC WATER SUPPLY
() INDIVIDUAL WATER SUPPLIES
SERVICE REQUIREMENTS-S/D TYPE
(X) TYPE "A"
() TYPE "B"
SEWAGE DISPOSAL
(X) PUBLIC SANITARY
() INDIVIDUAL ONSITE SEWAGE
SERVICE REQUIREMENTS-S/D TYPE
(X) TYPE "A"
() TYPE "B" () TYPE "C"
() TYPE "D"

6-5-06
DATE

Paul W. Gordon
FULTON COUNTY HEALTH DEPARTMENT

REVISION DATE

FULTON COUNTY HEALTH DEPARTMENT



LOCATION MAP (NOT TO SCALE)

PAULSON MITCHELL
INCORPORATED 1930
LAND PLANNERS
ENGINEERS
TRANSPORTATION
LANDSCAPE ARCHITECTS
85-A MILL STREET
SUITE 200
ROSWELL, GEORGIA 30075
VOICE 770-650-7685
FAX 770-650-7684
www.paulsonmitchell.com

FINAL PLAT FOR:
GARRISON HILL
LOCATED IN LAND LOTS 331, 332 AND 343;
1st DISTRICT, 2nd SECTION
CITY OF ROSWELL
FULTON COUNTY, GEORGIA

Attachment: Garrison Hill - Final Plat 6-14-06 (Garrison Hill Water System Conversion)

NOTES:

1. THE BEARINGS SHOWN HEREON ARE REFERENCED TO MAGNETIC NORTH AND ARE CALCULATED FROM ANGLES TURNED.
2. INTERIOR SIDEWALKS ALONG EACH BUILDING FRONTAGE ARE TO BE INSTALLED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY OF EACH BUILDING.
3. UPON RECORDING OF FINAL PLAT IRON PINS WILL BE SET AT ALL PROPERTY CORNERS.
4. ASPHALT WEARING COURSE PERFORMANCE BOND NOTE: THE REQUIRED ASPHALT WEARING COURSE WILL BE BONDED FOR COMPLETION AS SOON AS BUILDING CONSTRUCTION ACTIVITIES ARE COMPLETED BUT NOT LATER THAN DECEMBER 31, 2010.

GENERAL PLAT NOTES:

1. OVERALL SITE BOUNDARY, TOPOGRAPHIC, UTILITY AND ROAD INFORMATION TAKEN FROM SURVEY INFORMATION BY HAYES JAMES & ASSOCIATES, DATED JANUARY 18, 2005.
2. THE FIELD DATA DATED 9-29-05 UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF 1 FOOT IN 10,000± FEET AND AN ANGULAR ERROR OF 1 SECOND PER ANGLE AND WAS ADJUSTED USING THE COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1 FOOT IN 7,481,177 FEET. TOPCON GTS-225 WAS USED FOR ANGULAR AND LINEAR MEASUREMENTS.
3. THIS PLAT IS FOR THE EXCLUSIVE USE OF THE OWNER/DEVELOPER. ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK.
4. THIS PLAT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL.
5. ALL WATER LINES UPON ACCEPTANCE SHALL BECOME PROPERTY OF CITY OF ROSWELL. ALL SEWER LINES UPON ACCEPTANCE SHALL BECOME PROPERTY OF FULTON COUNTY.
6. THE NATURAL DRAINS, BRANCHES, CULVERTS AND DRAINAGE STRUCTURES SHOWN ON THIS PLAT ARE NECESSARY FOR DRAINAGE OF THE SUBDIVISION, AND THE CITY OF ROSWELL WILL NOT BE HELD RESPONSIBLE FOR OVERFLOW OR EROSION CAUSED BY THEM, OR FOR EXTENSION OF CULVERTS SHOWN. PURSUANT TO THE "LAND SUBDIVISION ORDINANCE OF THE CITY OF ROSWELL", THIS PLAT WAS GIVEN FINAL APPROVAL BY THE CITY OF ROSWELL.
7. THE OWNER OF RECORD, ON BEHALF OF HIMSELF / HERSELF / ITSELF AND ALL SUCCESSORS IN INTEREST, SPECIFICALLY RELEASE THE CITY OF ROSWELL FROM ANY AND ALL LIABILITY AND RESPONSIBILITY FOR FLOODING OR EROSION FROM STORM DRAINS OR FROM FLOODING FROM HIGH WATER OF NATURAL CREEKS, RIVERS OR DRAINAGE FEATURES. DRAINAGE EASEMENTS ARE HEREBY ESTABLISHED FOR THE SOLE PURPOSE OF PROVIDING FOR THE EMERGENCY PROTECTION OF THE FREE FLOW OF SURFACE OR STORM WATERS ALONG ALL WATERCOURSES AS ESTABLISHED BY A FINAL PLAT. THE CITY OF ROSWELL MAY CONDUCT EMERGENCY MAINTENANCE OPERATIONS WITHIN THIS EASEMENT, WHERE EMERGENCY CONDITIONS EXIST. EMERGENCY MAINTENANCE SHALL INCLUDE THE REMOVAL OF TREES AND OTHER DEBRIS, EXCAVATION, FILLING AND THE LIKE, NECESSARY TO REMEDY A CONDITION, WHICH IN THE JUDGMENT OF THE CITY OF ROSWELL IS POTENTIALLY INJURIOUS TO HEALTH, LIFE, PUBLIC PROPERTY, PUBLIC ROADS OR UTILITY SYSTEMS. SUCH EMERGENCY MAINTENANCE, CONDUCTED FOR THE COMMON GOOD, SHALL NOT BE CONSTRUED AS CONSTITUTING A CONTINUING MAINTENANCE OBLIGATION ON THE PART OF THE CITY OF ROSWELL. THE CITY RESERVES THE RIGHT TO SEEK REIMBURSEMENT FOR EXPENSES FROM THE OWNER(S) OF THE PROPERTY(IES) OF THE LAND THAT GENERATED THE CONDITIONS REQUIRING THE EMERGENCY SERVICE.
8. FLOOD HAZARD NOTE: NO PORTION OF THIS PROPERTY LIES WITHIN A 100 YEAR FLOOD HAZARD AREA AS DEFINED BY THE F.E.M.A. FLOOD INSURANCE RATE MAP OF THE CITY OF ROSWELL, GEORGIA, COMMUNITY PANEL NUMBER 13121C0044 E AND 13121C0063 E, DATED JUNE 22, 1998.
9. NOTE: DISTURBANCE OF THE 100 YEAR FLOOD PLAIN IS PROHIBITED.
10. NOTE: NO STRUCTURE SHALL BE LOCATED WITHIN FORTY (40) FEET OF AN OPEN DRAIN.

11. DETENTION AND/OR WATER QUALITY FEATURES THAT SERVICE THIS SUBDIVISION ARE MAINTAINED BY THE GARRISON HILL SUBDIVISION COMMUNITY ASSOCIATION AND SUBJECT TO THE STORMWATER FACILITIES BMP COVENANT ON FILE WITH FULTON COUNTY AND THE CITY OF ROSWELL.

FULTON COUNT LDP # 050315
ROSWELL DEVELOPMENT PERMIT # 05070370

6-5-06
REGISTERED
1930
LAND SURVEYOR
CHARLES E. BIRK
WITHEWELL

REVISIONS

5-3-06 CITY COMMENTS

FIELD WORK DATE: 10-14-05
DRAFTING DATE: 3-10-06
SCALE: 1"=50'
DRAWN BY: JLA
CHECKED BY: GWW
PROJECT NO: 2005114.40
SHEET 1 OF 4
GARRISON HILL-FP
Packet Pg. 14

OWNER/DEVELOPER :
JOHN WIELAND HOMES
AND NEIGHBORHOODS
2355 LOG CABIN DRIVE
SMYRNA, GEORGIA 30080

CONTACT:
MR. JOHN LOYD
770-703-3100

ENGINEERING PERFORMED BY :
PAULSON MITCHELL, INC.
85-A MILL STREET
SUITE 200
ROSWELL, GA 30075
770-650-7685

CONTACT:
MR. KEVIN NORTON
770-650-7685

NATURAL CONSERVATION AREA NOTE

NO DISTURBANCE PERMITTED WITHIN
NATURAL CONSERVATION AREAS.
SUBJECT TO THE CONDITIONS OF THE
NATURAL CONSERVATION AREA
EASEMENT ON FILE WITH FULTON
COUNTY AND THE CITY OF ROSWELL.

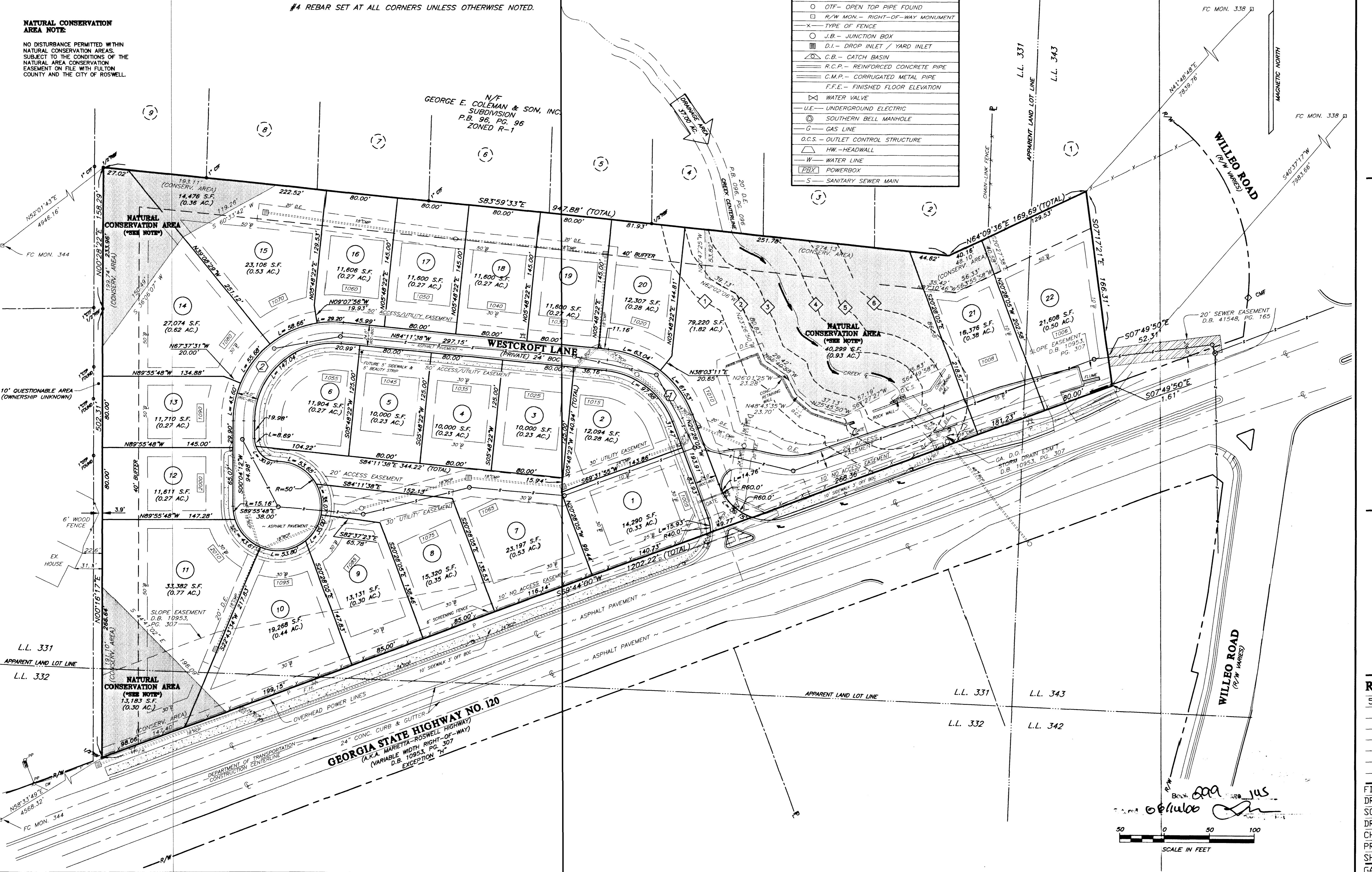
CENTERLINE CURVE TABLE	
NO.	DATA
1	N52°19'51"W CH=105.58' R=100.00' L=111.22' A=63°43'33"
2	S47°56'17"W CH=148.32' R=100.00' L=167.09' A=95°44'10"

TABLE OF STREAM BUFFERS	
1	75' IMPERVIOUS BUFFER
2	50' UNDISTURBED BUFFER
3	25' STATE BUFFER
4	25' STATE BUFFER
5	50' UNDISTURBED BUFFER
6	75' IMPERVIOUS BUFFER

EASEMENT LEGEND	
ABBR.	DEFINITION
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
A.E.	ACCESS EASEMENT

LEGEND	
• SANITARY SEWER SERVICE	— MINIMUM BUILDING LINE
□ P.P. — POWER POLE	○ L.P. — LIGHT POLE
○ F.H. — FIRE HYDRANT	○ M.H. — SANITARY SEWER MANHOLE
○ W.M. — WATER METER	○ G.M. — GAS METER
○ R.B.S. — REINFORCING BAR SET	○ R.B.F. — REINFORCING BAR FOUND
○ C.T.P. — CRIMP TOP PIPE FOUND	○ O.T.P. — OPEN TOP PIPE FOUND
○ R/W MON. — RIGHT-OF-WAY MONUMENT	— TYPE OF FENCE
○ J.B. — JUNCTION BOX	○ D.I. — DROP INLET / YARD INLET
○ C.B. — CATCH BASIN	○ R.C.P. — REINFORCED CONCRETE PIPE
— R.C.P. — REINFORCED CONCRETE PIPE	— C.M.P. — CORRUGATED METAL PIPE
— C.M.P. — CORRUGATED METAL PIPE	— F.F.E. — FINISHED FLOOR ELEVATION
— F.F.E. — FINISHED FLOOR ELEVATION	— WATER VALVE
— U.E. — UNDERGROUND ELECTRIC	— SOUTHERN BELL MANHOLE
— G — GAS LINE	— O.C.S. — OUTLET CONTROL STRUCTURE
— O.C.S. — OUTLET CONTROL STRUCTURE	— H.W. — HEADWALL
— H.W. — HEADWALL	— W — WATER LINE
— W — WATER LINE	— PBX — POWERBOX
— S — SANITARY SEWER MAIN	

GPS MONUMENTS	
NO.	DATA
F344	N: 1456625.518 E: 2228454.931 ELEV.: 918.207
F338	N: 1465459.085 E: 2238694.018 ELEV.: 1081.461

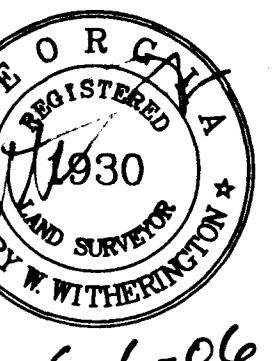


LAND PLANNERS
ENGINEERS SURVEYORS
TRANSPORTATION
LANDSCAPE ARCHITECTS
INCORPORATED
85-A MILL STREET
SUITE 200
ROSWELL, GEORGIA 30075
VOICE 770-650-7685
FAX 770-650-7684

GARRISON HILL

LOCATED IN LAND LOTS 331, 332 AND 343
1st DISTRICT, 2nd SECTION
CITY OF ROSWELL
FULTON COUNTY, GEORGIA

Attachment: Garrison Hill - Final Plat, 6-14-06 (Garrison Hill Water System Conversion)



6-14-06

**AGREEMENT BETWEEN CITY OF ROSWELL AND GARRISON HILL
NEIGHBORHOOD ASSOCIATION, INC. REGARDING TRANSFER OF PRIVATE
WATER SYSTEM TO CITY OF ROSWELL**

WHEREAS Garrison Hill Neighborhood Association, Inc. (hereinafter ("Garrison Hill")) has applied to the City of Roswell (hereinafter the "City") to have the water system now privately owned by Garrison Hill to become part of the public water system owned by the City; and

WHEREAS Garrison Hill has met the requirements of the City's Policy and Procedure On Transfer of Private Water Utilities To Public Water Utilities; and

WHEREAS Mayor and Council of the City approved the City accepting the private Garrison Hill water system to become part of the City's public water system at its regularly scheduled meeting on _____; and

WHEREAS Garrison Hill represents and warrants to the City that it has authority to bind each of its homeowners to the promises and covenants made hereafter; and

WHEREAS the City and Garrison Hill wish to complete the transfer of the private Garrison Hills water system to the City's public system;

NOW THEREFORE, in consideration of \$1.00 in hand paid and other good and valuable consideration, the City and Garrison Hill agree as follow:

1. Garrison Hill agrees to pay the City an amount not to exceed Eleven Thousand Two-Hundred and Forty-Two dollars (\$11,242.00) to complete vault rehab.
2. Garrison Hill agrees to pay two hundred dollars (\$200.00) for the City to conduct a bacteriological test (Bac-T) on the eight-inch (8") water main. This test is required to ensure the line is free of any pathogens. If there is any failure from the initial Bac-T work, the City will invoice Garrison Hill to disinfect the line. Once the City receives this payment, it will schedule the work to be done within 28 days and such work shall be completed within 90 days, weather and other conditions permitting.
3. Garrison Hill shall be responsible for the three (3) casing pipes that are necessary to be installed for long side service installation at 1006/ 1008 Westcroft Lane, 1085 Westcroft Lane, and 1095 Westcroft Lane. The cost per casing pipe is Two Thousand Five-Hundred Dollars (\$2,500.00) each. For a total cost of Seven Thousand Five-Hundred Dollars (\$7,500.00) paid to the City 30 days prior to the work beginning.
4. Garrison Hill shall also be financially responsible for any sidewalk and landscaping repairs resulting from City work.
5. Garrison Hill shall be responsible for the removal, or relocation, of the plantings and shrubs within the area, 12' behind back of curb, and to facilitate the installation of the new meter boxes. The width would be limited to the area required to facilitate the installation of the new meter and water lines. The following addresses have been

identified as having plants and shrubs within the area that the new meter boxes will be set:

- a. 1006 Westcroft Lane
- b. 1008 Westcroft Lane
- c. 1025 Westcroft Lane
- d. 1035 Westcroft Lane
- e. 1085 Westcroft Lane
- f. 1095 Westcroft Lane

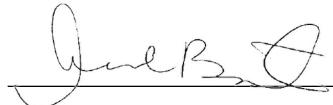
6. Each homeowner within the Garrison Hill subdivision shall purchase an individual meter for his or her home and also must set up a water utility account with the City in the name of the responsible homeowner. The cost of each meter is \$2,000.00. The homeowner responsible may choose to set up a finance plan with the City to pay the purchase price over a period of six (6) months, interest free. All residential meters must be purchased and installed prior to re-plumbing the vault and removing the master meter.
7. Garrison Hill gives the City a 2-year warranty against any and all defects in the existing waterlines and their appurtenances, including any latent defects. Such warranty obligates Garrison Hills to pay for any repairs necessary for the existing water system during the 2-year warranty program. Garrison Hill's responsibility shall be limited to the existing water lines and appurtenances. The City shall be solely responsible for new work related to the new water meter installation, vault rehab, new casing pipes, and other equipment as needed for this project. The warranty begins the day after the payment by Garrison Hill described in Paragraph 1 is made, or the last water meter is purchased, whichever occurs later. The purchase is deemed complete when the homeowner either pays the City in full or signs the financing agreement required by the City.
8. The transfer of the Garrison Hill water system to the City shall not be effective until the payment described in Paragraph 1 is made and all meters described in Paragraph 6 have been purchased and the water accounts for each individual home have been established.
9. Upon completion of the promises made herein by Garrison Hill and its homeowners, City shall assume all responsibility and liability for the Garrison Hill water system in the same manner and degree as for the remainder of the City's public water system.
10. Under this agreement, the City is responsible for performing sidewalk and landscaping repairs for this project. However, if Garrison Hill wishes to contract with a third-party to effectuate the work contained in this agreement, Garrison Hill must give notice to the City to terminate this agreement prior to any work being completed by the City and sign a waiver indemnifying the City from any liability associated with the third-party work.

{Signature Page to Follow}

SO AGREED. This ____ day of _____, 2026

GARRISON HILL NEIGHBORHOOD ASSOCIATION, INC.

By:

, President

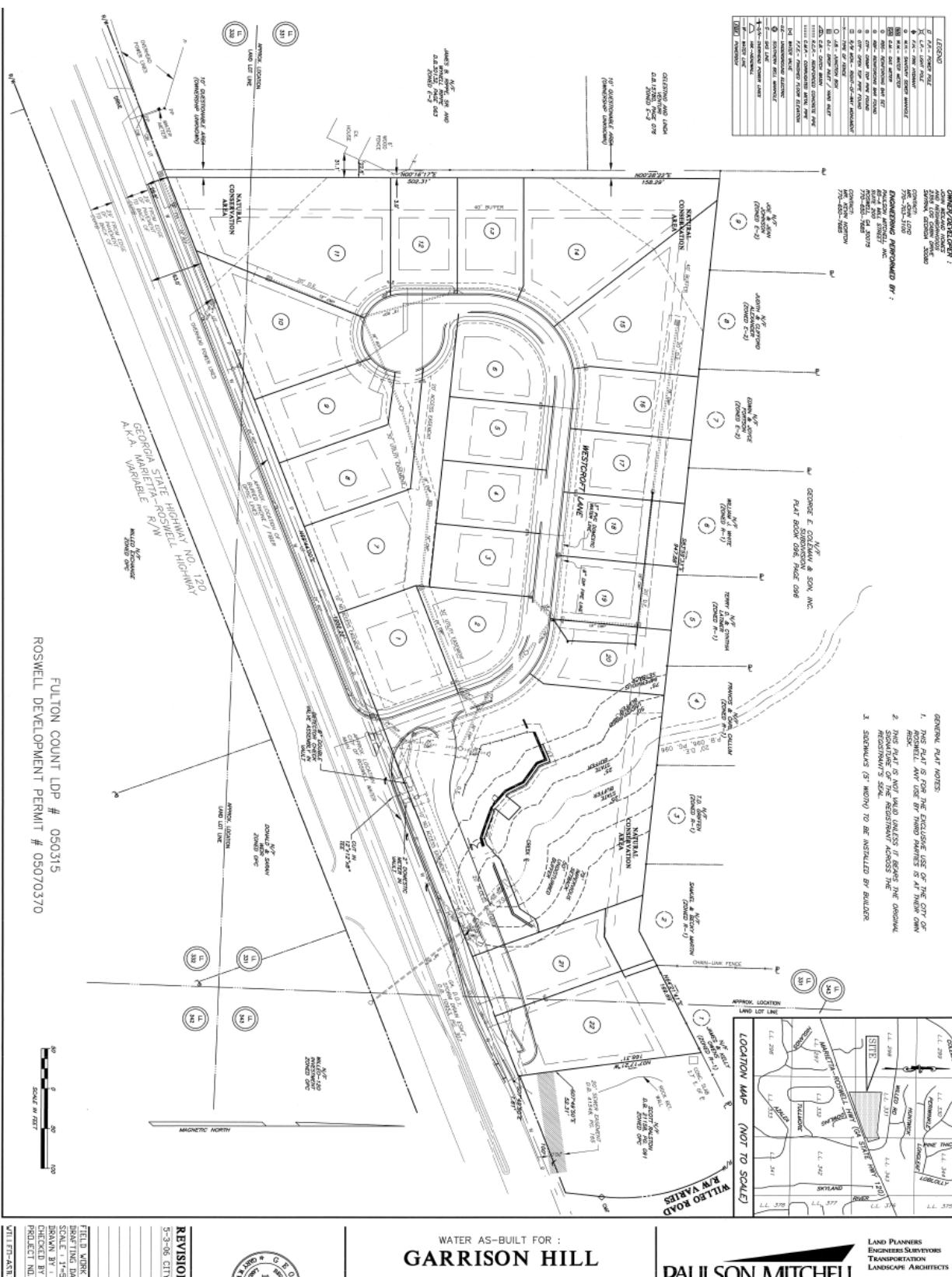
THE CITY OF ROSWELL

By:

Mary Robichaux
Mayor, City of Roswell

As-Built Garrison Hill

Attachment: Agreement between City of Roswell and Garrison Hill-JMC 124-CB12.4 (002) Execute Version (Garrison Hill Water System



WATER AS-BUILT FOR :
GARRISON HILL

LOCATED IN LAND LOTS 331, 332 & 343
1st DISTRICT; 2nd SECTION
CITY OF ROSWELL
FULTON COUNTY, GEORGIA

PAULSON MITCHELL
INCORPORATE

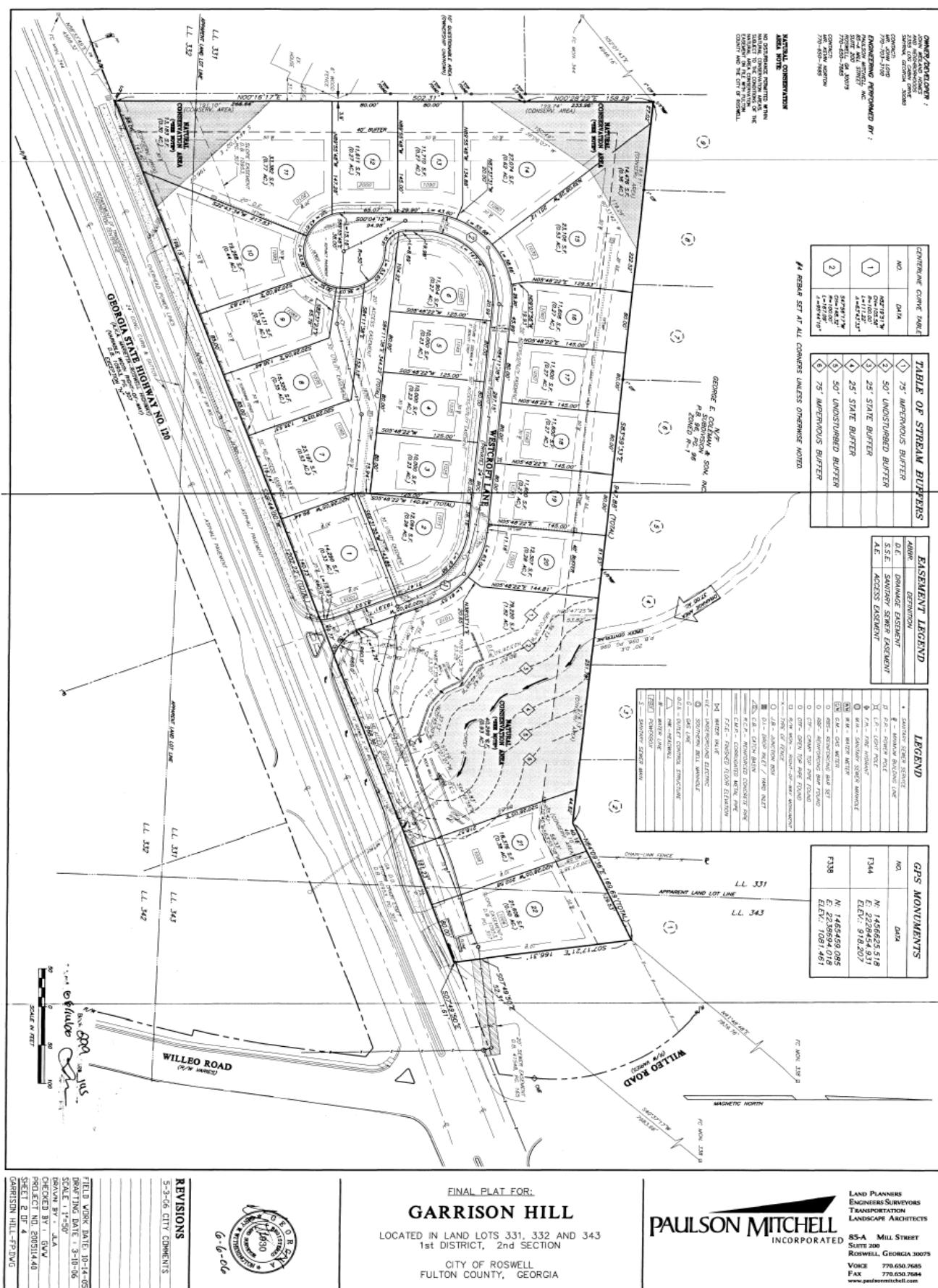
LAND PLANNERS
ENGINEERS SURVEYORS
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D 85-A MILL STREET
SUITE 200
ROSWELL, GEORGIA 30075

VOICE 770.650.7685
FAX 770.650.7684
www.paulsonassociates.com

Final Plat Garrison Hill

Attachment: Agreement between City of Roswell and Garrison Hill-JMC 124-CB12.4 (002) Execute Version (Garrison Hill Water System





City of Roswell

Mayor and Council

AGENDA ITEM REPORT

ID # - 10259

MEETING DATE: January 26, 2026

DEPARTMENT: Community Development

ITEM TYPE: Conditional Use

ZMCC-1125-000005 - 770 Old Roswell Place, Unit F-200 - Conditional Use for Massage Establishment for Massage Haven, LLC.

Item Summary:

Patricia Toussaint, owner of Massage Haven, LLC is requesting approval of a Conditional Use permit for a massage establishment to provide massage therapy treatments at 770 Old Roswell Place, Unit F-200.

Committee or Staff Recommendation:

The Police Department has approved this request. Staff recommends approval of this conditional use

Financial Impact:

N/A

Recommended Motion:

Motion to approve ZMCC-1125-000005 Conditional Use for a massage establishment located at 770 Old Roswell Place, Unit F-200.

Presented by:

James W. Conroy, Roswell Police Chief



Massage Establishment License

From Massage <massage@roswellgov.com>

Date Thu 8/14/2025 3:07 PM

To Planning & Zoning <Planning&Zoning@roswellgov.com>; massagehavenpt@gmail.com <massagehavenpt@gmail.com>

Hi Patricia Toussaint (Massage Haven LLC – 700 Old Roswell Place #F200),

Your application has been approved through the first phase of the process. Please call Planning & Zoning to set up an appointment to start the Conditional Use Application.

Planning & Zoning
38 Hill Street G30
Roswell, GA 30075
770-641-3780

Have A Great Day!



Jennifer Nichols

Administrative Specialist II

Roswell Police Department

39 Hill Street Roswell, GA 30075

Telephone: 770-640-4485

www.roswellgov.com



To: Mayor and City Council
From: Anisa Ali, Planner I
Date: January 12, 2026
Subject: Massage Establishment, 770 Old Roswell Place, Unit F-200,
Patricia Toussaint

Patricia Toussaint, the owner of Massage Haven, LLC, is requesting approval of a conditional use permit for a massage establishment to provide massage therapy treatments. The Police Department has approved this request.

Staff recommends approval of this request.

38 Hill Street, Roswell, GA 30075
www.roswellgov.com

Modern Spirit. Southern Soul.



38 Hill Street, Roswell, GA 30075
www.roswellgov.com

Modern Spirit. Southern Soul.



CITY OF ROSWELL, GA PLAN APPLICATION SUMMARY (ZMCC-1025-000003)

Plan Type:	Mayor & City Council Items - Roswell	Project:		App Date:	10/14/2025
Work Class:	Conditional Use for Licensed Massage Establishment	District:	Inside City Limits	Exp Date:	10/14/2027
Status:	In Review	Square Feet:	0.00	Completed:	
Valuation:	\$0.00	Assigned To:	Ali, Anisa	Approval	

Description:

Parcel:	12-1906-0412-003-4	Main	Address:	981 Canton Street Roswell, GA 30075	Main	Zone:	DX(DX)
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Contact Name	Address	Email	Cell Phone	Home Phone	Business Ph.
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Applicant (Billing Contact)

The Spa of Historic Roswell	981 Canton Street Roswell, GA 30075	lydia.nelson9436@yahoo.com	678-404-5115
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Owner

Ci Marron Properties	987 Canton Street Roswell, GA 30075
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Representative

The Spa of Historic Roswell	981 Canton Street Roswell, GA 30075	lydia.nelson9436@yahoo.com	678-404-5115
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Custom Questions/Answers

Name of Massage Establishment (Occ Tax Name) : The Spa at Historic Roswell

Current Zoning : DX - Downtown Mixed Use

Answer to CU for Massage question 1 : Yes

Answer to CU for Massage question 2 : Yes

Answer to CU for Massage question 3 : Yes

Answer to CU for Massage question 4 : Ok

Answer to CU for Massage question 5 : Thanks

Campaign Contributions Answer : No, I have not made contributions above \$250

Applicant Signature : Lydia Nelson

Number of Signs : 2

Review Team Members	Department
Ali, Anisa	Planning & Zoning

Attachment File Name	Added On	Added By	Attachment Group	Notes
Abutting notices mailed 12-17.pdf	12/17/2025 03:30	Townsend, Halie		
Application_v1.pdf	11/07/2025 10:20	Townsend, Halie		
Interior layout_v1.pdf	11/07/2025 10:20	Townsend, Halie		
Letter of Intent-2025-10-14-Letter of Intent (P&Z)_v1.pdf	11/07/2025 10:20	Townsend, Halie		Available Online

Note	Created By	Date and Time Created
1. # 10133	Halie Townsend	12/17/2025 10:55

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00000105	Conditional Use for Massage	\$50.00	\$50.00
	Advertising	\$300.00	\$300.00
	Public Notice Sign	\$240.00	\$240.00
		Total for Invoice INV-00000105	\$590.00
		Grand Total for Plan	\$590.00

PLAN SNAPSHOT REPORT (ZMCC-1025-000003)

Condition	Description	Date Created	Enabled	Satisfied		
General Condition	<p>Plans reviewed by Robert Major rmajor@roswellgov.com 770-594-6263</p> <p>Your plans have been approved. Please see below for comments and requirements.</p> <p>The Roswell Fire Marshal's Office has reviewed the plans and specifications in accordance with the applicable state adopted minimum Fire Safety Standards in effect at the time of review. Every effort was made to check for code compliance. However, this does not relieve the owner, contractor, architect or any other responsible party from compliance with the items missed or unknown to the reviewer. Any changes or modifications in approved plans shall be reviewed by the City of Roswell prior to making the changes.</p>	11/04/2025	No	No		
Hearing Type	Location	Scheduled Date	Status	Subject		
Mayor and City Council Hearing v.1	Roswell City Hall, Council Chamber	01/12/2026	Scheduled	Conditional Use Massage		
Comments: Scheduled for January 12th						
Submittal Name	Status	Received Date	Due Date	Complete Date	Resubmit	Completed
Conditional Use for Massage Establishment Review v.1	Approved	10/20/2025	11/03/2025	11/07/2025	No	Yes
Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Building Division	Building Division	Fouts, Don	No Requirements	10/20/2025	11/03/2025	10/29/2025
Comments: Building Division has no comments at this time.						
Fire	Fire	Major, Robert	Approved	10/20/2025	11/03/2025	11/04/2025
Comments: Plans reviewed by Robert Major rmajor@roswellgov.com 770-594-6263						
Your plans have been approved. Please see below for comments and requirements.						
The Roswell Fire Marshal's Office has reviewed the plans and specifications in accordance with the applicable state adopted minimum Fire Safety Standards in effect at the time of review. Every effort was made to check for code compliance. However, this does not relieve the owner, contractor, architect or any other responsible party from compliance with the items missed or unknown to the reviewer. Any changes or modifications in approved plans shall be reviewed by the City of Roswell prior to making the changes.						
P&Z Conditional Use for Massage	Planning & Zoning	Rambeau, Angela	Approved	10/20/2025	11/03/2025	10/20/2025

Letter of Intent

My name is Patricia Toussaint and I am a Board Certified Licensed Massage Therapist and the business owner of Massage Haven, LLC in Roswell, Ga. I have 15 years of experience in clinical, spa, and private practice settings. I have spent over a decade developing my skills in therapeutic massage, deep tissue massage, Sports massage, lymphatic massage, TMJ massage, and many more modalities, in order to be able to promote and provide healing for people of all walks of life.

Massage Haven, LLC's goal as a business in Roswell, Ga is to provide customized bodywork treatments to the community by meeting the specific therapeutic needs to individuals, through a healing therapeutic touch.

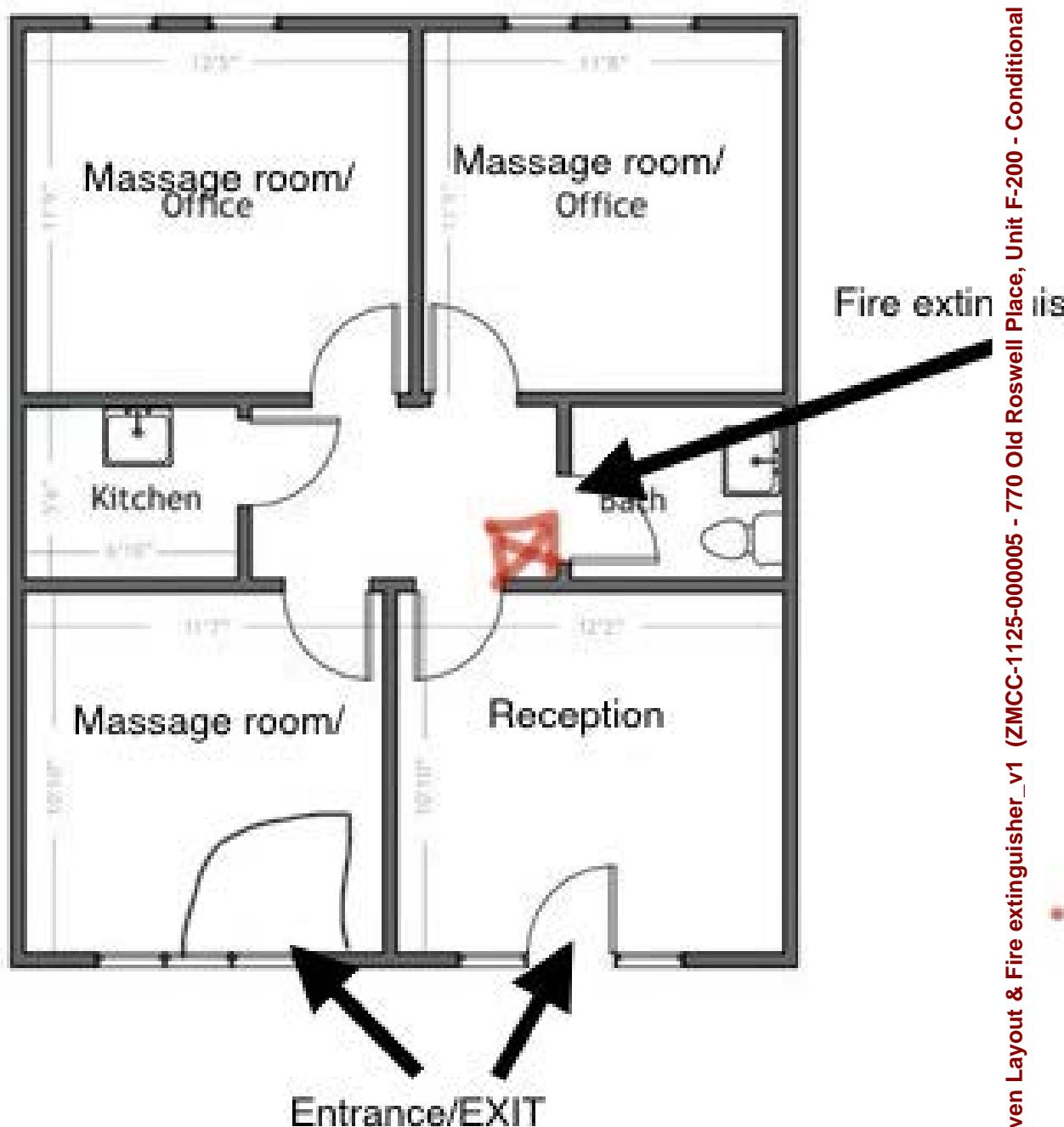
Our intention is for Massage Haven to provide a safe, relaxing, and healing place where clients can unwind physically and mentally. To have the ability to leave the stress and tension on the table. The chronic pains from possible injuries that need relief. The athletes who are in need of preventative treatment to avoid injury or who may have the need for muscle mobility and stretching. As well as, those who are in need of pain management after a possible surgery. Massage Haven's goal remains the same. HEAL.

Massage Haven strives to change lives through touch. Our goal is to bring THAT to Roswell.

Thank you.

Patricia Toussaint









City of Roswell

Mayor and Council

AGENDA ITEM REPORT

ID # - 10269

MEETING DATE: **January 26, 2026**

DEPARTMENT: **City Attorney's Report**

ITEM TYPE: **Closure**

Recommendation for Closure to Discuss Personnel, Litigation and Real Estate.

Item Summary:

Recommendation for Closure to Discuss Personnel, Litigation and Real Estate.

Presented by:

David Davidson, City Attorney