




AGENDA STAFF MEMO

TO: Honorable Mayor and City Council Members
FROM: Sara Leaders, PE, Public Works Director
DATE: Submitted on June 30, 2025, for the July 7, 2025, Regular City Council Meeting

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AGENDA ITEM: Consideration of a Blanket Right of Way Acquisition Approval for the Cox Road at King Road Roundabout Project

SUMMARY:

Cox Road at King Road is a TSPLOST II project designed to improve operations and safety at the intersection by constructing a single-lane roundabout. The current intersection is an all-way stop-controlled intersection. It is a joint project with the City of Roswell due to its location impacting parcels in both jurisdictions.

There were 13 crashes at this intersection over a five year period (2017 – 2021). The intersection level of service is D (average 28.9 seconds of delay per vehicle) in the AM Peak and D (average 34.9 seconds of delay per vehicle) in the PM Peak. Without improvements, the delay at this intersection would continue to worsen.

Consideration of this agenda item is the final step for pre-acquisition standard operating procedures of the adopted policy. All parcels on this project have been appraised to determine Fair Market Value (FMV) for the acquisitions. Public Works staff applied an administrative negotiation factor allowed by the policy to all parcel FMVs, added them together, and are presenting this Blanket Right of Way Approval. This agenda item serves as the final review of the project location and design. This agenda item also authorizes staff and the city attorney's office to close parcels that do not exceed FMV + administrative negotiation value.

The approval of this item confirms the acquisition plan and budget for the project. Any justified counteroffer by a parcel owner that is above FMV + administrative negotiation value that make up this budget will be discussed in Executive Session.

Parcel 1 is located in the City of Roswell and will be acquired by Roswell per the terms of the approved Intergovernmental Agreement (IGA)

FUNDING AND FINANCIAL IMPACT:

Based on Fair Market Value and negotiating limits, staff is proposing a right of way budget of \$102,100.00 for the purchase of land needed for the project. Once this budget is approved, the acquisition team will be able to continue making progress to finish the right of way acquisition and close parcels according to the adopted process.

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ALTERNATIVES:

If this contract is not approved, capital project delivery could be negatively impacted as the project is ready to begin the acquisition process.

PROCUREMENT SUMMARY (if applicable)

REVIEW & APPROVALS:

Financial Review: Bernadette Harvill, Deputy City Manager –

Legal Review: N/A

Concurrent Review: Steven Krokoff, City Manager –

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Bernadette Harvill

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Steven Krokoff

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ATTACHMENT(S):

Table of Parcel Areas

Right of Way Cover Sheet

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Parcel	Owner	Easement Area (sf)	Right of Way Area (sf)
1	John and Margaret Berry	6376.06	0.00
2	Deborah and Robert Knowles	2723.27	904.71
3	Deborah and Robert Knowles	314.85	0.00
4	Sean and Carissa Williams	1210.69	1263.85
5	Bijan Motlagh	9112.71	9278.54



RIGHT OF WAY OF PROPOSED
SINGLE LANE ROUNDABOUT
CONSTRUCTION
COX RD AT KING ROAD

CONVENTIONAL SIGNS		
LAND LOT LINE	-----
PROPERTY LINE	-----
RIGHT OF WAY LINE	EXISTING	-----
	REQUIRED	-----
	EXISTING LIMIT OF ACCESS	-----
	REQD LIMIT OF ACCESS	-----
	EXISTING LIMIT OF ACCESS & R/W	-----
FENCE	REQD LIMIT OF ACCESS & R/W	-----
	R/W MARKERS	-----

NOTE: THE CO-ORDINATES LISTED ARE ZONE
GRID CO-ORDINATES BASED ON THE GA. STATE
PLANE
CO-ORDINATE SYSTEM OF 1983.
HORIZONTAL DATUM : NAD 1983/2011 HARN
VERTICAL DATUM : NAVD 1988



POND
Architects ■ Engineers ■ Planners

PLANS COMPLETED DATE: 01/10/2025

REVISIONS:

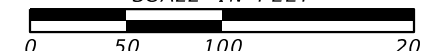
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DRAWING No.

60- 0001

LENGTH OF RIGHT OF WAY PROJECT	COUNTY NO. 121	
	COX RD	KING RD
	MILES	MILES
NET LENGTH OF RIGHT OF WAY	0.0877	0.0657
NET LENGTH OF BRIDGES	0.0000	0.0000
NET LENGTH OF EXCEPTIONS	0.0000	0.0000
GROSS LENGTH OF RIGHT OF WAY	0.0877	0.0657

SCALE IN FEET



CITY OF MILTON

THIS PROJECT IS LOCATED 100% IN FULTON
COUNTY AND CONGRESSIONAL DISTRICT 6 .