



AGENDA REPORT

MEETING DATE:	April 13, 2026	Regular
DEPARTMENT:	Public Works	Sara Leaders, Community Development and Public Works Director
SECTION OF AGENDA:	New Business	Signed by: <i>Kathy Stallard</i> 3F6C37ECBF894B1...
AGENDA ITEM TITLE:	Consideration of a Blanket Right of Way Acquisition Approval for the SR 140/Arnold Mill Road at Green Road Intersection Improvement Project	
STATEMENT OF PURPOSE:	<p>The purpose of the SR 140/Arnold Mill Road at Green Road project is to enhance traffic operations, reduce congestion, and improve overall safety at a currently unsignalized intersection that experiences significant delays and a history of vehicular crashes. While the intersection presently operates at an acceptable overall level of service during peak hours, side street approaches experience excessive delays, creating inefficiencies and increasing the potential for accidents. Without intervention, these conditions are expected to deteriorate as traffic volumes continue to grow.</p> <p>This TSPLOST II-funded project proposes the installation of a new traffic signal, the addition of dedicated left-turn lanes on Green Road and Birchdale Drive, and the construction of a 10-foot-wide sidewalk to improve connectivity for nearby residential communities. Together, these improvements are intended to enhance traffic flow, reduce vehicle delay, provide safer turning movements, and improve pedestrian accessibility to nearby destinations.</p> <p>Additionally, this agenda item serves to finalize the project's right-of-way acquisition process in accordance with established policies. All affected parcels have been appraised to determine fair market value, and an administrative negotiation factor has been applied to facilitate timely acquisition.</p>	
FINANCIAL IMPACT:	Total Fair Market Value plus negotiating limits of \$475,000. Project Account MIL-009	
RECOMMENDED ACTION:	Approval confirms the project's acquisition plan and budget, and authorizes staff to proceed with property closings within approved limits, ensuring the project can advance efficiently toward implementation.	

BACKGROUND:

SR 140/Arnold Mill Road at Green Road is a TSPLOST II project designed to improve operations and safety at the intersection by installing a new traffic signal. The current intersection is a two-way stop-controlled intersection on Green Road and Birchdale Drive.

The intersection level of service is B (average 10.1 seconds of delay per vehicle) in the AM Peak with side streets at a level of service F (average 69.2 seconds of delay). The intersection level of service is B (average 11.1 seconds of



delay per vehicle) in the PM Peak with side streets at a level of service F (average 122.9 seconds of delay). Without improvements, the delay at this intersection would continue to worsen. There were 45 crashes over a five-year period from 2015-2019. 4 of these crashes involved injuries. In addition, there were 11 crashes in 2024 with 1 minor injury and 10 in 2023 with 1 possible injury.

In addition to the traffic signal, the project will install new dedicated left turn lanes on Green Road and Birchdale Drive. The project will also construct a new 10-foot-wide sidewalk connecting the Oakmont, Glenview and Waterside subdivisions to the Kroger driveway on SR 140.

ANALYSIS:

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 8 is located in the City of Alpharetta and will be acquired by Milton with the remaining parcels.

STAFF RECOMMENDATION:

Approval

REVIEWS & APPROVALS:

Financial Review: Stacey Inglis, Deputy City Manager – April 6, 2026

Legal Review: Greg Mayfield, Jarrard & Davis, LLP – March 25, 2026

Concurrent Review: Steven Krokoff, City Manager -

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Stacey Inglis
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Steven Krokoff
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ATTACHMENTS:

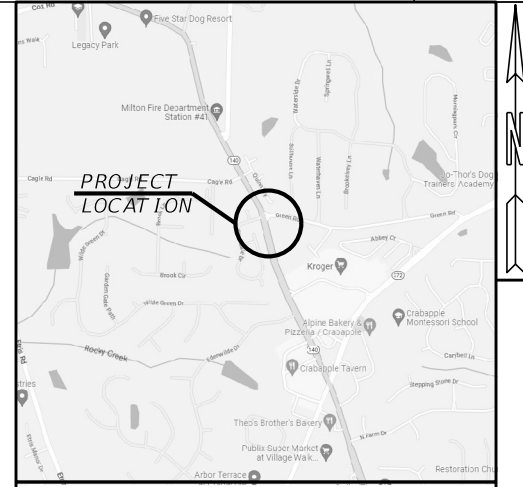
Table of Parcel Areas

Right of Way Cover Sheet

Parcel	Owner	Right of Way Area (sf)	Easement Area (sf)
1	Oakmont @ Crabapple Homeowners	532.68	1678.01
2	JHA Shipra & Choudhary Pankaj Kumar	286.29	855.77
3	Crabapple Investments LLC		2913.31
4	Crabapple Investments LLC	1933.27	4029.89
5	Xu Shu Li		542.03
6	Padraig Greene		1313.48
7	Crabapple Investments LLC	1213.20	2824.14
8	MP Crabapple Retail Center LLC	1613.44	7107.15
9	Crabapple Investments LLC		2447.06
10	Crabapple Investments LLC		2496.90
11	Crabapple Investments LLC		3628.68

CITY OF MILTON

PLAN OF PROPOSED SR140/ARNOLD MILL ROAD @ GREEN ROAD INTERSECTION IMPROVEMENT

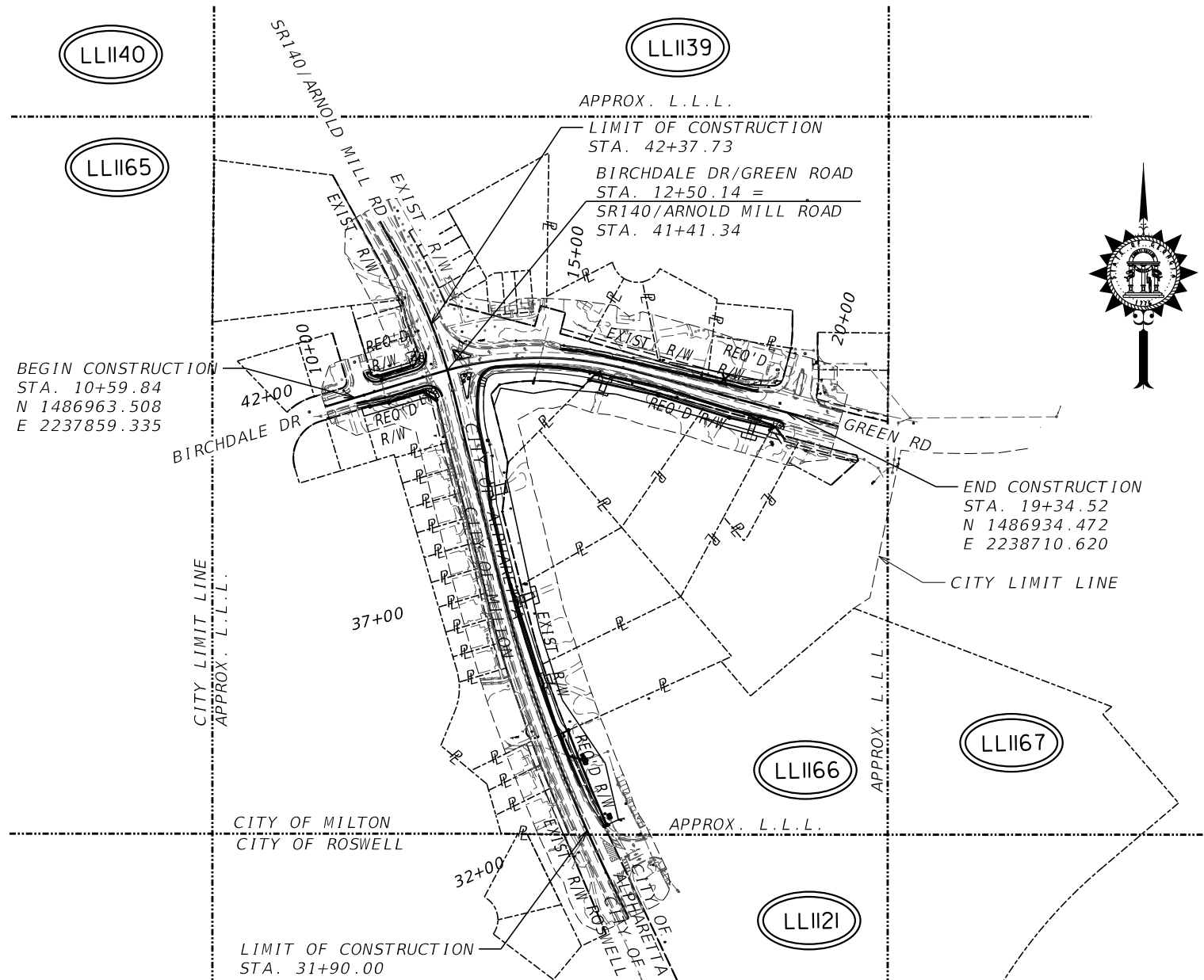


LOCATION SKETCH

DESIGN DATA: GREEN ROAD	
TRAFFIC A.D.T.:	5,348 (2024)
TRAFFIC A.D.T.:	6,526 (2044)
TRAFFIC D.H.V.:	581 (2044)
SPEED DESIGN:	40 MPH
DESIGN DATA: SR140/ARNOLD MILL RD	
TRAFFIC A.D.T.:	22,610 (2024)
TRAFFIC A.D.T.:	27,588 (2044)
TRAFFIC D.H.V.:	2,455 (2044)
SPEED DESIGN:	45 MPH

THIS PROJECT IS RELATIVE TO THE 2011 ADJUSTMENT OF THE NORTH AMERICAN DATUM OF 1983 (NAD83/2011), GEORGIA WEST ZONE GRID, AND THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AS DERIVED FROM GEOID 18, US SURVEY FOOT.

THE DATA, TOGETHER WITH ALL OTHER INFORMATION SHOWN ON THESE PLANS OR IN ANYWAY INDICATED THEREBY, WHETHER BY DRAWINGS OR NOTES, OR IN ANY OTHER MANNER, ARE BASED UPON FIELD INVESTIGATIONS AND ARE BELIEVED TO BE INDICATIVE OF ACTUAL CONDITIONS. HOWEVER, THE SAME ARE SHOWN AS INFORMATION ONLY, ARE NOT GUARANTEED, AND DO NOT BIND THE DEPARTMENT OF TRANSPORTATION IN ANY WAY. THE ATTENTION OF BIDDER IS SPECIFICALLY DIRECTED TO SUBSECTIONS 102.04, 102.05, AND 104.03 OF THE SPECIFICATIONS.



NOTE:
 ALL REFERENCES IN THIS DOCUMENT, WHICH INCLUDES ALL PAPERS, WRITINGS, DOCUMENTS, DRAWINGS, OR PHOTOGRAPHS USED, OR TO BE USED IN CONNECTION WITH THIS DOCUMENT, TO "STATE HIGHWAY DEPARTMENT OF GEORGIA", "STATE HIGHWAY DEPARTMENT", "GEORGIA STATE HIGHWAY DEPARTMENT", "HIGHWAY DEPARTMENT", OR "DEPARTMENT" WHEN THE CONTEXT THEREOF MEANS THE STATE HIGHWAY DEPARTMENT OF GEORGIA, AND SHALL BE DEEMED TO MEAN THE DEPARTMENT OF TRANSPORTATION.



LENGTH OF PROJECT	
	MILES
NET LENGTH OF ROADWAY	0.3869
NET LENGTH OF BRIDGES	0.0000
NET LENGTH OF PROJECT	0.3869
NET LENGTH OF EXCEPTIONS	0.0000
GROSS LENGTH OF PROJECT	0.3869



PLANS COMPLETED	- -
REVISIONS	