

Highway 411 Frontage Roads

One of the projects approved in the 2006 Special Purpose Local Option Sales Tax (SPLOST) program is the acquisition of right of way along Highway 411 for the purpose of constructing frontage roads and to limit access to the highway in the future. The goal of limiting access to Highway 411 is to keep this corridor as a viable transportation route to and from Interstate 75. As development occurs on Highway 411, the traffic will be directed to the existing intersections at Norton Road, Nichols Road and Bidley Road via the new frontage roads. The intent is to not add any additional intersections to this stretch of roadway.

In acquiring the right of way for the frontage roads, the county will work with the property owners to allow them to continue to use their property as it is currently being used along with the existing access they have onto Highway 411 until such time as the frontage roads are constructed. It is anticipated that the frontage roads will only be built as the property along the highway develops. For example, if certain property along the highway continues to be used as it is currently used for another 20 years, then the frontage roads may not be built for 20 years.

The following is some additional detail as to how the county plans to handle this situation:

- The various sections of the proposed frontage roads will not be constructed until such time as the use of the property fronting along Highway 411 changes and/or funding is made available.
- Property owners will not be required to construct the frontage roads.
- If the current property owners or new property owner wants to move forward with construction of the new frontage road before the county can secure funding to construct the road, then the owner of the property or developer of the property can choose to construct the road on their own at their cost. However, if the current property owner, who will have frontage along the new county frontage road right of way, sells their property or decides to develop or use the property differently than its current use before the frontage roads are constructed, then the county will work with the property owner and the Georgia Department of Transportation to allow temporary access to Highway 411 until such time as the frontage roads are in fact constructed.

As long as the property along Highway 411 continues to be used as it is currently used:

- All current access points will be allowed to remain until such time that the frontage roads are built.
- Property owners will continue to be able to use the additional right of way to be purchased by the county as it is currently being used until such time as the frontage road is constructed. For example, no fences, building, gates, etc., will have to be moved until the county notifies the property owner that construction of the road is about to begin and the structures need to be cleared off the right of way or abandoned. Another example would be the right of way acquired by the county can continue to be used for agricultural use (grazing, crops, etc.) until the county notifies the property owner that construction of the frontage road is to begin.

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