This opportunity is for 138 developed, but not recorded, lots in ‘The Villages at Browns Mill’ subdivision located on the east side of Browns Mill Road in the city of Atlanta, Fulton County, GA; approximately 1.5 miles north of the Jonesboro Road - I-285 Interchange, and the Browns Mill Road - I-75 Interchange, and 2.3 miles north of the Hartsfield-Jackson Atlanta International Airport.

A copy of construction plans is available upon request.

**Zoning:**  PD-H – City of Atlanta (Planned Development Housing - Case # Z-05-093/Z-04-095)

**Specs:**
- Minimum Lot Width: 45’
- Front Yard Setback: 20’
- Rear Yard Setback: 10’
- Side Yard Setback: 5’
- Planned Avg. Home Size: 2,000 SF

**Utilities:** All available to site. *Subject to independent verification.

**Schools:** Humphries Elementary, Long Middle & South Atlanta High School.

**Price:** $875,000.00 ($6,340.00 per lot).

Contact:

Alex Holt
404.504.8791
alex@avalonrepartners.com
138 Developed Lots – ‘The Villages at Browns Mill’ – Atlanta, GA
Aerial View
138 Developed Lots – ‘The Villages at Browns Mill’ – Atlanta, GA
Aerial View
138 Developed Lots – ‘The Villages at Browns Mill’ – Atlanta, GA

Location Map

Subject

3060 Peachtree Rd, Suite 220
Atlanta, Georgia 30305
P: 404.504.8793 F: 404.504.8771
www.avalonreppartners.com
138 Developed Lots – ‘The Villages at Browns Mill’ – Atlanta, GA
Zoning Resolution

City Council
Atlanta, Georgia

AN AMENDED ORDINANCE
BY: ZONING COMMITTEE

Z-05-93/Z-04-95
Date Filed: 9-12-05

AN ORDINANCE TO REZONE PROPERTY FROM THE R-4 (SINGLE-FAMILY RESIDENTIAL) DISTRICT TO THE PD-H (PLANNED DEVELOPMENT-HOUSING) DISTRICT, LOCATED AT 2999 HUMPHRIES DRIVE, S.E. AND THE REAR OF 253 SUSY GRIFFIN ROAD, S.E. AND TO AMEND ORDINANCE 04-O-1641 ADOPTED BY THE CITY COUNCIL ON DECEMBER 6, 2004 AND SIGNED INTO LAW BY THE MAYOR ON DECEMBER 10, 2004, WHICH REZONED PROPERTY FROM THE R-4 (SINGLE-FAMILY RESIDENTIAL) DISTRICT TO THE PD-H (PLANNED DEVELOPMENT-HOUSING) DISTRICT FOR THE PURPOSES OF A SITE PLAN AMENDMENT.

BE IT ORDEIGNED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the city of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at 2999 Humphries Drive, S.E. and the rear of 253 Susy Griffin Road, S.E. be changed from property from the R-4 (Single-Family Residential) District to the PD-H (Planned Development-Housing), and to amend Ordinance 04-O-1641 adopted by the City Council on December 6, 2004 and signed into law by the Mayor on December 10, 2004, which rezoned property from the R-4 (Single-Family Residential) District to the PD-H (Planned Development-Housing) District be amended to reference the site plan entitled “The Village at Browns Mill”, dated February 2, 2005 and stamped received by the Bureau of Planning on September 12, 2005.

ALL THAT TRACT or parcel of land lying and being Land Lots 35 and 62, 14th District Fulton County, Georgia being more particularly described by the attached legal description.

SECTION 2. That this amendment is approved under the provisions of Chapter 19 entitled, “Planned Development District”, and Chapter 19A through Chapter 19D (as applicable) of the Zoning Ordinance of the City of Atlanta, and the Director, Bureau of Buildings, shall issue a building permit for the development of the above described property only in compliance with the applicable provisions of these Chapters and with the attached conditions.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

A TRUE COPY,

Rhonda Daughin Johnson
Municipal Clerk, CMO

ADOPTED as amended by Council
APPROVED by the Mayor

December 5, 2005
December 13, 2005

3060 Peachtree Rd, Suite 220
Atlanta, Georgia 30305
P:404.504.8793 F:404.504.8771
www.avalonreppartners.com

2. Provisions for maintaining the common areas, including open space, green space and driveways, shall be through a homeowners association to be formed and created under terms and provisions of executed restrictive and protective covenants to be filed at the appropriate time.
138 Developed Lots – “The Villages at Browns Mill” – Atlanta, GA
Zoning Site Plan

Not improved
138 Developed Lots – ‘The Villages at Browns Mill’ – Atlanta, GA

Site Photos
138 Developed Lots – ‘The Villages at Browns Mill’ – Atlanta, GA
Site Photos