



Legislation Details (With Text)

File #: 2025-0970 **Version:** 1 **Name:**

Type: Ordinance **Status:** Public Hearing

File created: 6/25/2025 **In control:** Planning Commission

On agenda: 7/7/2026 **Final action:**

Title: COMMISSION DISTRICT(S): Commission District 03 Super District 06
Application of PCC-DeKalb, LLC c/o Steven L. Jones, Taylor Duma, LLC for a Special Land Use Permit (SLUP) to allow utility structures for the transmission or distribution of services in the RSM (Small Lot Residential Mix) and MU-1 (Mixed-Use Low Density) zoning districts, the Bouldercrest Overlay District, Tier 5, and the Soapstone Historic District, 4280 & 4358 Loveless Place; and, 2281 Pineview Trail.

Indexes:

Attachments: 1. SLUP-25-1247635 Nov. 2025 BOC Staff Report 4280 & 4358 Loveless Pl; 2281 Pineview Trl, 2. Substitute 2025-0970 Sept. 30 BOC Staff Report SLUP-25-1247635, 3. SLUP-25-1247635 Sept. PC 2025 Staff Report 4280 & 4358 Loveless Pl; 2281 Pineview Trl

Date	Ver.	Action By	Action	Result
1/13/2026	1	Board of Commissioners		
11/20/2025	1	Board of Commissioners - Zoning Meeting	Deferred	Pass
9/30/2025	1	Board of Commissioners - Zoning Meeting	deferred substitute	Pass
9/9/2025	1	Planning Commission	denial per staff recommendation	Pass

Public Hearing: YES NO **Department:** Planning & Sustainability

SUBJECT:

COMMISSION DISTRICT(S): Commission District 03 Super District 06
Application of PCC-DeKalb, LLC c/o Steven L. Jones, Taylor Duma, LLC for a Special Land Use Permit (SLUP) to allow utility structures for the transmission or distribution of services in the RSM (Small Lot Residential Mix) and MU-1 (Mixed-Use Low Density) zoning districts, the Bouldercrest Overlay District, Tier 5, and the Soapstone Historic District, 4280 & 4358 Loveless Place; and, 2281 Pineview Trail.

PETITION NO: D1-2025-0970 SLUP-25-1247635

PROPOSED USE: To allow utility structures for the transmission or distribution of services.

LOCATION: 4280 and 4358 Loveless Place; 2281 Pineview Trail, Ellenwood, GA 30294

PARCEL NO. : 15 011 01 045; 15 011 01 062; 15 011 01 263

INFO. CONTACT: John Reid, Sr. Planner

PHONE NUMBER: 404-371-2155

PURPOSE:

Application of PCC-DeKalb, LLC c/o Steven L. Jones, Taylor Duma, LLC for a Special Land Use Permit

(SLUP) to allow utility structures for the transmission or distribution of services in the RSM (Small Lot Residential Mix) and MU-1 (Mixed-Use Low Density) zoning districts, the Bouldercrest Overlay District, Tier 5, and the Soapstone Historic District.

RECOMMENDATION:

COMMUNITY COUNCIL: (April 2026) ??? (August 2025) Denial.

PLANNING COMMISSION: (July 7, 2026) Pending. (Sept. 9, 2025) Denial.

PLANNING STAFF: (July 2026) ??? (November 2025) Denial. (September 2025) 30-Day Deferral.

STAFF ANALYSIS: Planning Staff Analysis.

PLANNING COMMISSION VOTE: (July 7, 2026) Pending. (September 9, 2025) Denial 7-1-0. Commissioner Moore moved, Commissioner Murphy seconded for denial, per Staff recommendation. Commissioner Patton opposed; Commissioner Costello was not present for this vote.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: (April 2026) ??? (August 2025) Denial 6-3-0) Council discussion included concerns that the use was in the middle of a single-family residential area and that there were no adopted regulations for utility structures or data centers.