

DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief of Executive Officer
Lorraine Cochran-Johnson

Director
Juliana A. Njoku

**ZONING BOARD OF APPEALS APPLICATION FOR PUBLIC HEARING
(VARIANCES, SPECIAL EXCEPTIONS, APPEALS OF ADMINISTRATIVE DECISIONS)**

Applicant and/or
Authorized Representative: Altair Sign & Light

Mailing Address: 549 Webb Industrial Dr

City/State/Zip Code: Marietta GA 30062

Email: [REDACTED]

Telephone Home: [REDACTED] Business: [REDACTED]

OWNER OF RECORD OF SUBJECT PROPERTY

Owner: Candyman Capital LLC

Address (Mailing): 1261 Hammond Creek TR, Bogart GA 30622

Email: [REDACTED] Telephone Home: [REDACTED] Business: [REDACTED]

ADDRESS/LOCATION OF SUBJECT PROPERTY

Address: 3910 Flat Shoals Pkwy, Suite 110 City: Decatur State: GA Zip: 30034

District(s): 15 Land Lot(s): 90 Block: Parcel: 15 090 03 019

Zoning Classification: C-1, Tier 2 of I-20 Overlay Commission District & Super District: 04 , Super District 7

CHECK TYPE OF HEARING REQUESTED:

- VARIANCE (From Development Standards causing undue hardship upon owners of property.)
- SPECIAL EXCEPTIONS (To reduce or waive off-street parking or loading space requirements.)
- OFFICIAL APPEAL OF ADMINISTRATIVE DECISIONS.

***PLEASE REVIEW THE FILING GUIDELINES ON PAGE 4.
FAILURE TO FOLLOW GUIDELINES MAY RESULT IN SCHEDULING DELAYS.***

Email plansustain@dekalbcountyga.gov with any questions.



DEPARTMENT OF PLANNING & SUSTAINABILITY

ZONING BOARD OF APPEALS APPLICATION

AUTHORIZATION OF THE PROPERTY OWNER

I hereby authorize the staff and members of the Zoning Board of Appeals to inspect the premises of the Subject Property.

I hereby certify that the information provided in the application is true and correct.

I hereby certify that I am the owner of the property subject to the application.

DATE: 3/3/2026

PROPERTY OWNER
Applicant Catherine Much
Signature: as agent for owner, Candyman Capital, LLC

DATE: _____

PROPERTY OWNER
Applicant _____
Signature: _____

DEPARTMENT OF PLANNING & SUSTAINABILITY

ZONING BOARD OF APPEALS APPLICATION

AUTHORIZATION TO REPRESENT THE PROPERTY OWNER

I hereby authorize the staff and members of the Zoning Board of Appeals to inspect the premises of the Subject Property.

I hereby certify that the information provided in the application is true and correct.

I hereby certify that I am the owner of the property and that I authorize the applicant/agent to apply for a hearing to the Zoning Board of Appeals for the requests as shown in this application.

DATE: 2/10/2026

Applicant/Agent Felicia Johnson
Signature: FELICIA JOHNSON/ ALTAIR SIGN & LIGHT

TO WHOM IT MAY CONCERN:

(I)/ (WE): Candyman Capital, LLC - Catherine Merchan
(Name of Owners)

being (owner/owners) of the property described below or attached hereby delegate authority to the above signed agent/applicant.



Mindi Rashburn
Notary Public

Catherine Merchan
As agent for owner, Candyman Capital, LLC
Owner Signature

Notary Public

Owner Signature

Notary Public

Owner Signature

DEPARTMENT OF PLANNING & SUSTAINABILITY

ZONING BOARD OF APPEALS APPLICATION

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DATE: 2/10/2026

Applicant/Agent Felicia Johnson
Signature: FELICIA JOHNSON/ ALTAIR SIGN & LIGHT

TO WHOM IT MAY CONCERN:

(I)/ (WE): Candyman Capital, LLC - Catherine Merchan
(Name of Owners)

being (owner/owners) of the property described below or attached hereby delegate authority to the above signed agent/applicant.

Mindi Rashburn
Notary Public



Catherine Merchan
As agent for owner, Candyman Capital, LLC
Owner Signature

Notary Public

Owner Signature

Notary Public

Owner Signature



March 6, 2026

Dekalb County Board of Appeals
178 Sams Street
Decatur, GA 30030

RE: VARIANCE REQUEST-XFINITY- 3910 FLAT SHOALS PKWY- PARCEL-15 090 03 019-4.19 ACRES,
C-1

Xfinity requests a sign variance for the above referenced location based on Code Section 21-2, a wall sign must face a **public** street (side wall sign). Also, code section 21-3.33.19(K)(4) which states that Sign lettering shall consist of block lettering in which individual letters are proportional in size to the overall size of the sign, but in no event shall individual letters exceed eighteen (18) inches in height. Per section Chapter 21-Sec. 3.33.19. (K) the front wall sign is limited to 33 square feet. In this case, the request is to install 32.33sf of signage on the front and side wall, 50.6sf boxed calculation.

PHYSICAL CONDITION This is an end unit inside the plaza that is set over 140 feet away from the road frontage property line and over 270 feet from the side. There are three tall trees inside the plaza that block the front of the business. Where this end unit was allowed a front and side wall sign previously, it is presently not allowed under the I-20 Overlay current code. In this situation, the code does not account for the graphic design of the "X" and "Y" in the name. The 18" letter requirement is a hardship when addressing the current branding for Xfinity. The code also does not account for traffic off Barton Morgan Way. It is a street used by traffic coming off Columbia Drive and Flat Shoals Parkway that is also used by the residential community in the rear of the property.

MINIMUM VARIANCE NECESSARY The proposed sign is in alignment with the previous T-Mobile signage and those in the plaza that presently enjoy larger signage under the previous code. The proposed signage request is for **32.33sf** of sign area where 33sf is the maximum allowed. Boxed calculation is 50.6sf. The visibility distance for 18" letters is too small for this end unit blocked by trees. Xfinity is asking for 27-inch letters with the "X" and "Y" in Xfinity at 35 inches due to the graphic design.

PUBLIC WELFARE The proposed signage matches and by current code is smaller than T-Mobile signage that was there previously. This end unit is partially blocked by three (3) tall trees inside the plaza more than any other unit. Xfinity is also proposing signage that is proportionate to the sign band of the tenant space. There is nothing to distract traffic with this request. Xfinity is requesting the same signage visibility as the other tenants under the conditions of where the tenant space is located.

If this request is denied, Xfinity would have a difficult time being noticed and identified visibly inside the plaza. The front tenant elevation being blocked by trees fronting the unit creates a hardship. Being denied a side wall sign would deny Xfinity a second opportunity for passersby to recognize the location of the store which the other tenants presently enjoy.



ALIGNMENT WITH SPIRIT OF THE LAW The requested variance would be consistent with the spirit and purpose of this chapter and the DeKalb County Comprehensive Plan. The proposed square footage is 32.22sf but due to the branding and graphic design, we are unable to meet the 18" letter height requirement under the new code.

We are hopeful that the Board will consider this justified to allow forward movement to approval.

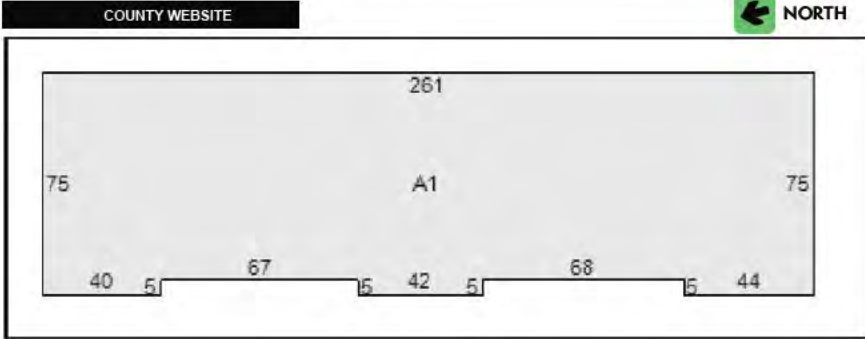
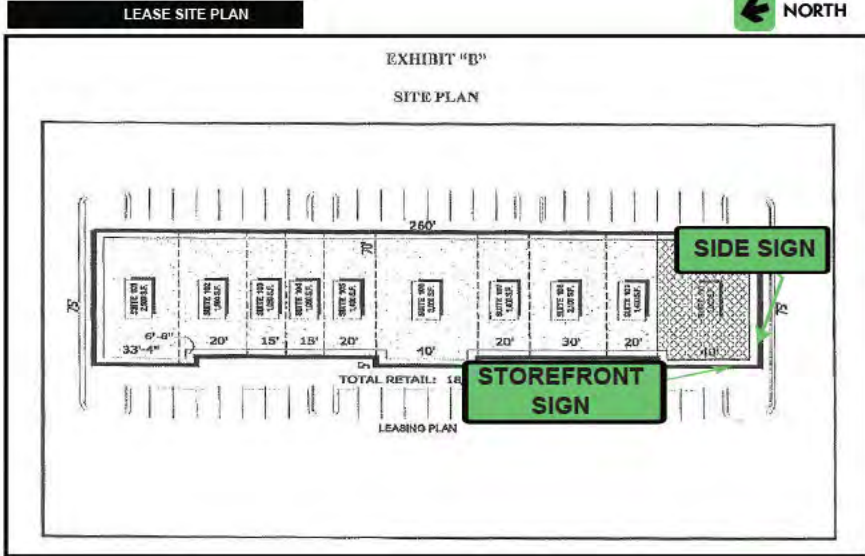
Thanks much

Sincerely,

Felicia Johnson

Altair Sign & Light,
Xfinity Representative

SITE PLANS



3910 FLAT SHOALS PKWY, DECATUR, GA 30034

DRAWING NO.

SITE PLANS

DATE OF LAST CHANGE:

REVISION #

ADDITIONAL INSTALL NOTES:

FILE LOC:
Company\CURRENT PROJECTS\XFINITY\2024\Decatur, GA E048675\11 Production Files\E048675

CONSULTANT:
N/A
PROJECT MANAGER:
CARRIE WINSTEAD
DESIGNER:
ZT/ K CASA



800.861.8006
ADVANCESIGNGROUP.COM

PROPOSED SIGNAGE

ZONING REGULATIONS

3.33.19 Sign regulations.

I-20 corridor overlay district - Tier 2

F. Each separate store front may have a maximum of two (2) wall signs, each of which shall not exceed an area of ten (10) percent of the area of the facade of the ground floor of the building or seventy-five (75) square feet, whichever is less;

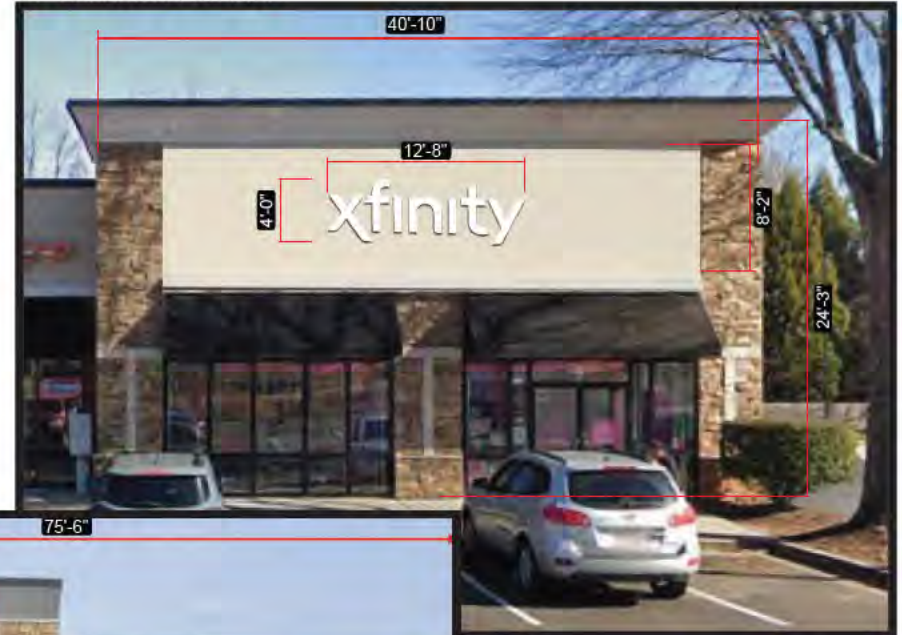
Xfinity is allowed $40'-10" \times 24'-3" \times 10\% = 96\text{sf}$ on the storefront.
Max size allowed is 75sf. Xfinity only asks for 50.6sf

Xfinity is allowed $75'-6" \times 24'-3" \times 10\% = 180\text{sf}$ on the side elevation.
Max size allowed is 75sf. Xfinity only asks for 50.6sf

Xfinity is not asking for an increase in square footage for either sign, only an increase in the size of the letters.

The proposed signage is appropriately sized for the sign bands.

STOREFRONT ELEVATION



SIDE ELEVATION



xfinity

3910 FLAT SHOALS PKWY, DECATUR, GA 30034

DRAWING NO.

DATE OF
LAST CHANGE:

ADDITIONAL INSTALL NOTES:

CONSULTANT:

N/A

PROJECT MANAGER:

CARRIE WINSTEAD

DESIGNER:

ZT/ K CASA

REVISION #

FILE LOC:

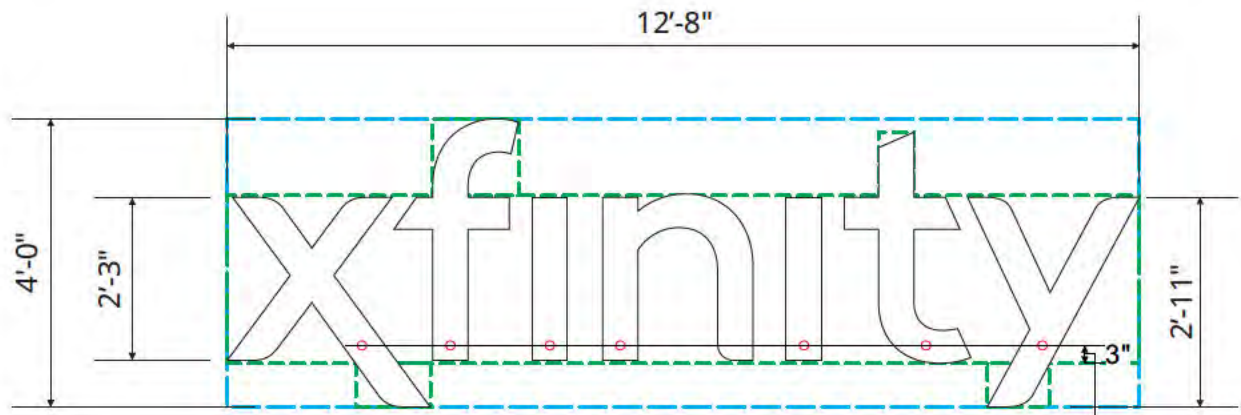
Company\CURRENT PROJECTS\XFINITY\2024\Decatur, GA E048675\11 Production Files\E048675

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ADVANCE SIGN GROUP



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FACE COLOR - WHITE
 RETURN COLOR - BLACK

WHIP LOCATION TO BE 3" FROM BOTTOM OF EACH LETTER

BLKWHITRWY - ILLUMINATED CHANNEL LETTERS

SCALE: 3/8" = 1'-0"

(QTY. 1) ONE REQUIRED

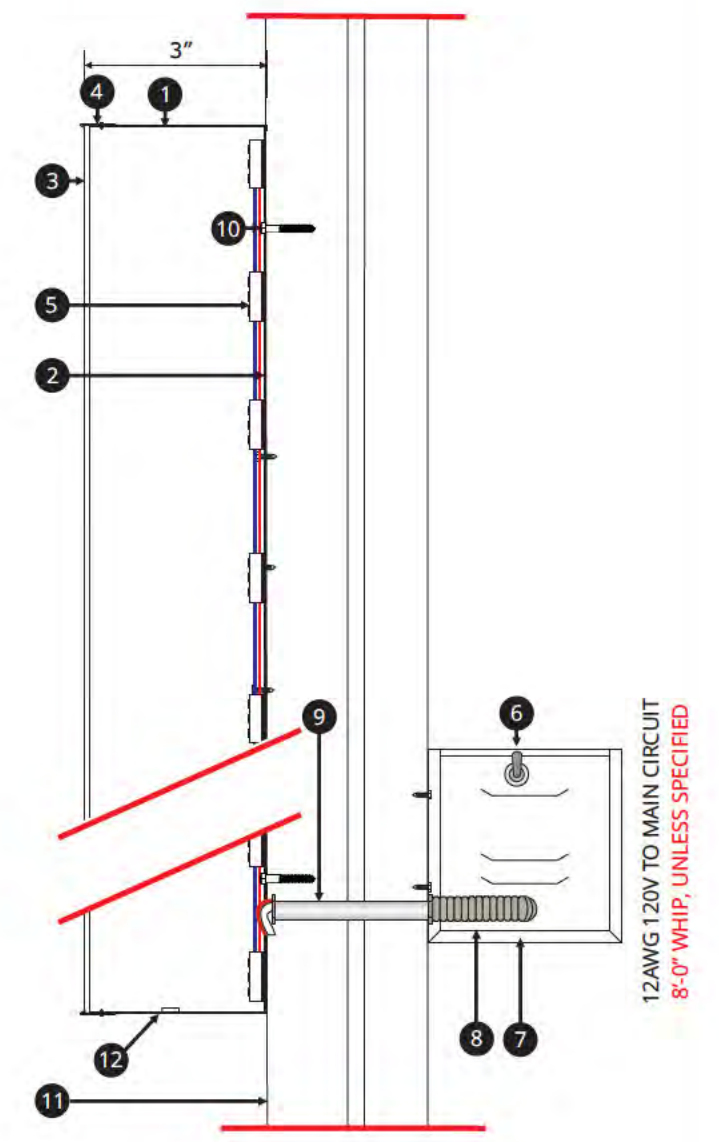
CALCULATED: 32.33 FT²
 BOXED: 50.6 FT²

SIGN DETAIL:

- 1 3" DEEP - .040 ALUMINUM RETURNS OUTSIDE BLACK/INSIDE WHITE
- 2 .125 ACM BACKS OUTSIDE WHITE/INSIDE WHITE
- 3 1/8" WHITE 7328 ACRYLIC FACES
- 4 1" BLACK JEWELITE TRIM CAP
- 5 WHITE LED ILLUMINATION (QTY & PLACEMENT DETERMINED BY SIGN SIZE)
- 6 UL LISTED/RECOGNIZED BOXES
- 7 REMOTE 120V POWER SUPPLIES MOUNTED INSIDE UL LISTED/RECOGNIZED BOXES
- 8 UL LISTED/RECOGNIZED 18 AWG/2PLTC WIRING AND FIXTURES GOING TO POWER SUPPLIES
- 9 SIGN TO HAVE AN 8'-0" WHIP
- 10 MOUNTING DETAILS - LAGBOLTS
- 11 WALL CONSTRUCTION IS EIFS OVER PLYWOOD
- 12 WEEP HOLES

SECTION VIEW

SCALE: NTS



INSTALLATION NOTES 1: USE NON-CORROSIVE HARDWARE AND SEAL ALL EXTERIOR FACADE PENETRATIONS WATERTIGHT.

INSTALLATION NOTES 2: ONE DEDICATED (1) 120VAC CIRCUIT BY OTHERS REQUIRED WITHIN 5' OF CENTER OF SIGN. THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE CODES. THIS INCLUDES PROPER GROUNDING AND BONDING.

INSTALLATION NOTES 3: GC TO PROVIDE ADEQUATE WOOD OR METAL BLOCKING IN CORRELATION W/ FACADE FRAMING AS REQUIRED.



3910 FLAT SHOALS PKWY, DECATUR, GA 30034

DRAWING NO.
E048675

1.0

DATE OF LAST CHANGE:
03/04/25

REVISION #
1

ADDITIONAL INSTALL NOTES:

FILE LOC:
Company\CURRENT PROJECTS\XFINITY\2024\Decatur, GA E048675\11 Production Files\E048675

CONSULTANT:
N/A
PROJECT MANAGER:
CARRIE WINSTEAD
DESIGNER:
ZT



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PREVIOUS TENANT SIGNS

Previous tenant had two wall signs with individual letters over 18" tall. The signs filled the sign band proportionately.
 The side facade sign faces the access road - Barton Morgan Way
 Definition per the sign code: *Facade shall mean the exterior wall of a building which facing any street which provides direct ingress and egress to the lot.*
 Barton Morgan Way provides access to the lot from Flat Shores Pkwy and from the rear.

STOREFRONT ELEVATION



SIDE ELEVATION



xfinity

3910 FLAT SHOALS PKWY, DECATUR, GA 30034

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IDENTIFICATION SIGNS FOR OTHER TENANTS IN FLAT SHOALS CROSSING

Other tenant signs fit the sign band proportionately.
 Opulence letters are larger than 18" and fit the sign band.
 Subway has two signs. Both signs are 4' tall and fill the sign band.
 The side sign for Subway does not face a road.

OVERALL VEIW OF FLAT SHOALS CROSSING



SUBWAY - ENDCAP OPPISITE XFINITY STOREFRONT



SIDE ELEVATION



OPULENCE



xfinity

3910 FLAT SHOALS PKWY, DECATUR, GA 30034

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IDENTIFICATION SIGNS FOR NEIGHBORING TENANTS

Burger King (South of Xfinity) has signage on three elevations. The North elevation sign does not face a street. The letters are larger than 18"

Family Dollar (North of the center) has letters over 4' tall.

The center across the street from Flat Shoals have signs that fit the sign band. And a direct competitor has letters over 18"

BURGER KING NORTH & WEST



BURKER KING SOUTH & WEST ELEVATIONS



FAMILY DOLLAR



CENTER ACROSS THE STREET WITH COMPETITOR



xfinity

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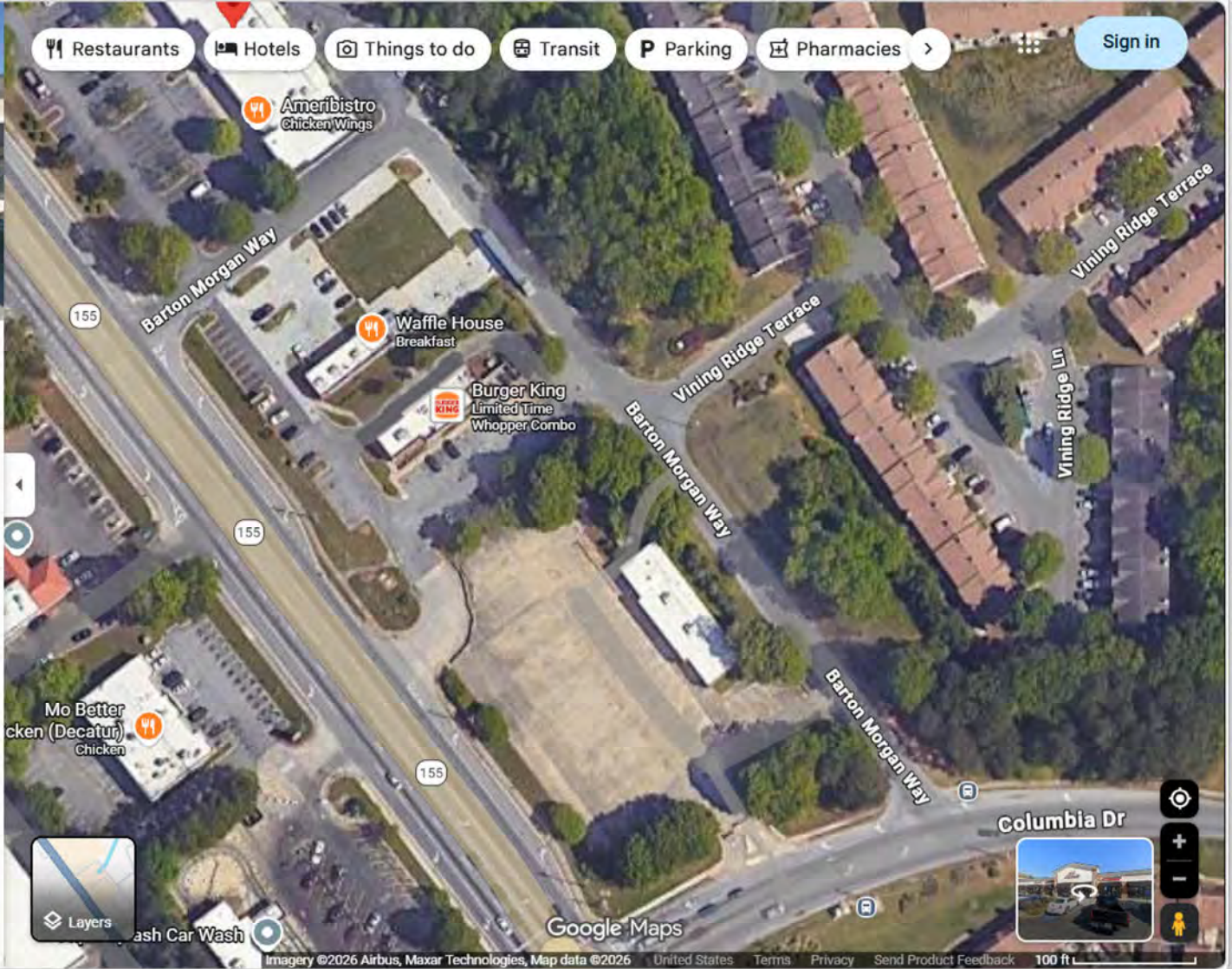
800.861.8006
ADVANCESIGNGROUP.COM



15 090 03 019

Zoom to

Address:	3910 Flat Shoals Parkway Decatur, GA 30034
Owner:	Candyman Capital Llc
Co-Owner:	
Acreage:	4.19
Dimensions:	329 x 286 x 129 x 71 x ...
Class:	C4
Zoning:	C-1
Zoning Condition:	CZ-05049
Land Use:	NC
Overlay District:	I-20 OVERLAY DISTRICT TIER 2
Historic District:	
Legal Block:	
Legal Lot:	



3910 Flat Shoals Pkwy



Restaurants

Hotels

Things to do

Transit

Parking

Pharmacies

Sign in

3910 Flat Shoals Pkwy

Building



Directions



Save



Nearby



Send to phone



Share



3910 Flat Shoals Pkwy, Decatur, GA 30034



Suggest an edit on 3910 Flat Shoals Pkwy

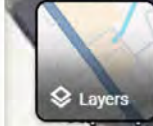


Add a missing place



Add your business

Photos

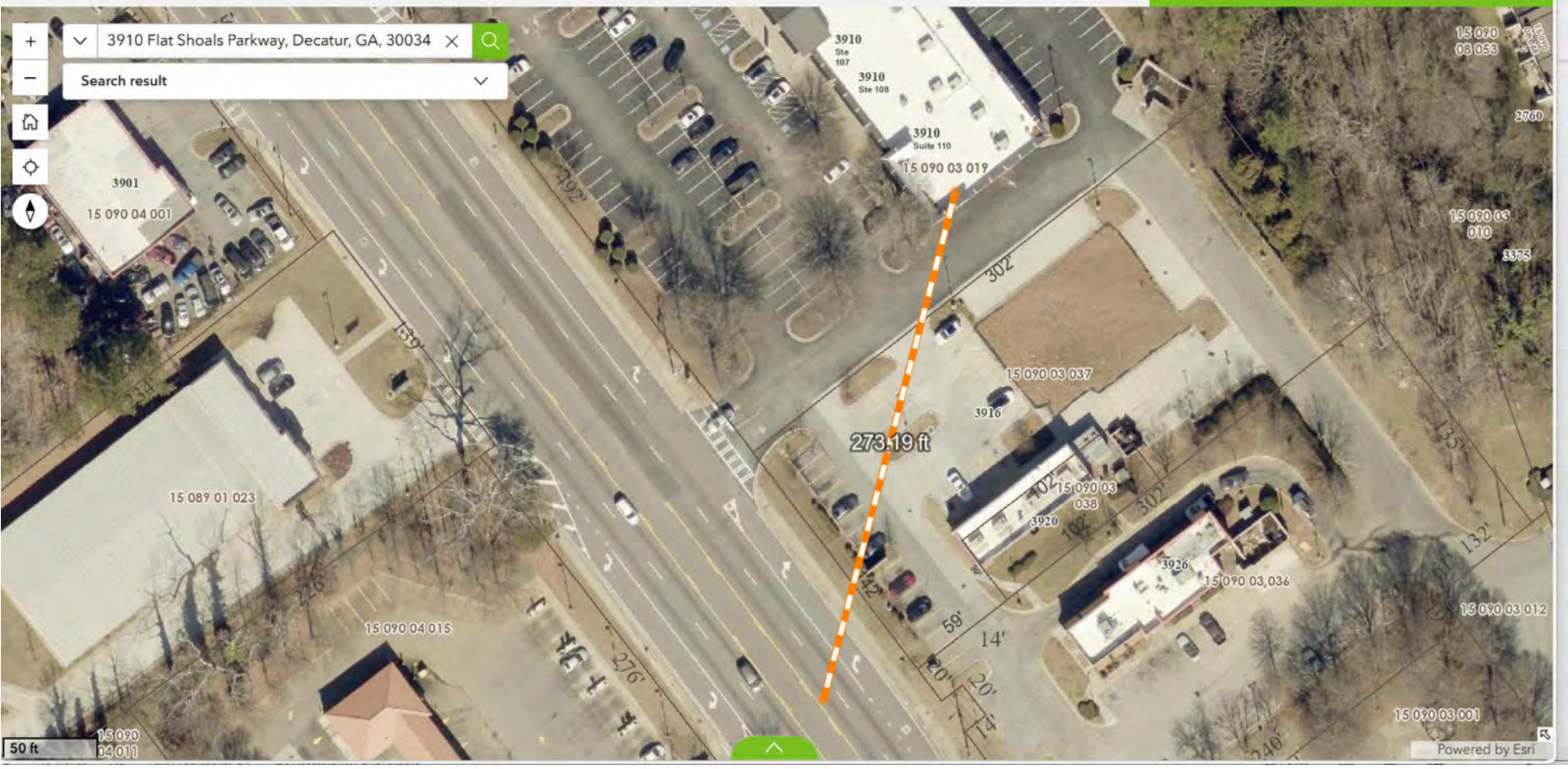


Wash Car Wash

Google Maps

Columbia Dr





3910 Flat Shoals Parkway, Decatur, GA, 30034

Search result



50 ft 15 090 04 011

Powered by Esri



Barton Morgan Way
Decatur, Georgia

Google Street View

Nov 2018 [See more dates](#)

Share

3910 Flat Shoals Pkwy

Building

- Directions
- Save
- Nearby
- Send to phone
- Share

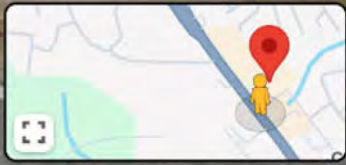
3910 Flat Shoals Pkwy, Decatur, GA 30034

Suggest an edit on 3910 Flat Shoals Pkwy

Add a missing place

Add your business

Photos



Google Maps