



Lorraine Cochran-Johnson

Chief Executive Officer

**DeKalb County Zoning Board of Appeals**  
Department of Planning & Sustainability  
178 Sams Street,  
Decatur, GA 30030

**Wednesday, May 13, 2026**

**Planning Department Staff Analysis**



Juliana  
Njoku

Director

**N2. Case No: A-26-1248048**

**Parcel ID(s): 15 090 03 019**

**Commission District 04 Super District 07**

**Applicant:**                   **Altair Sign & Light**  
  
549 Webb Industrial Dr  
  
Marietta, GA 30062

**Owner:**                       **Candyman Capital LLC**  
  
1261 Hammond Creek TR  
  
Bogart, GA 30622

**Project Name:**           **3910 Flat Shoals Parkway – Xfinity Sign Variance**

**Location:**                   3910 Flat Shoals Parkway, Suite 110, Decatur, GA 30034

**Requests:** Variance from Sections 21-2 and 21-3.33.19(K)(4) of the DeKalb County Zoning Ordinance to: (1) allow a wall sign to face a public street; (2) increase individual letter height beyond 18 inches; and (3) increase sign area for wall signage associated with an Xfinity tenant space within the C-1 zoning district and I-20 Overlay district.

**Staff Recommendation:** Denial

## **STAFF FINDINGS:**

The subject property is a commercial tenant space within the Flat Shoals Crossing shopping center at 3910 Flat Shoals Parkway, Suite 110 and is zoned C-1 and located within the I-20 Overlay district. The applicant proposes Xfinity wall signage on both the storefront and side elevation of an end unit. The submitted materials state that the unit is set back more than 140 feet from the primary road frontage and more than 270 feet from the side property line, and partially screened by three tall trees within the shopping center.

### **1. Exceptional conditions pertaining to the property where the sign is to be located as a result of its size, shape, or topography, which are not applicable to other lands or structures in the area:**

The applicant states that the tenant space is an end unit, that the storefront is screened by trees, and that the unit has reduced visibility from Flat Shoals Parkway. While those conditions may affect tenant visibility, the record does not establish that they rise to the level of exceptional site conditions involving the size, shape, or topography of the property itself. The materials also show that the suite remains capable of supporting code-compliant signage on the primary storefront elevation.

### **2. Granting the variance would not confer on the applicant any significant privileges which are denied to others similarly situated:**

The request seeks relief to allow a side wall sign facing Barton Morgan Way, exceed the 18-inch letter-height limitation, and permit signage calculated at approximately 50.6 square feet using a boxed measurement. Section 21-27 does not permit a sign variance that violates more than one standard of the article, and it also bars a size increase greater than twenty percent of what is otherwise allowed. Because the request involves multiple deviations from the sign regulations, staff finds that granting the application would confer a significant privilege not available to similarly situated properties under the current code.

### **3. The exceptional circumstances are not the result of action by the applicant:**

The end-unit location, site layout, and existing tree placement were not created by the applicant. Staff finds that this criteria is satisfied.

### **4. The requested variance is the minimum variance necessary to allow the applicant to enjoy the rights commonly enjoyed by others similarly situated:**

The submitted materials state that the request is necessary for visibility and branding, and they point to prior T-Mobile signage and nearby tenant signage for comparison. However, the record indicates that compliant signage remains available on the storefront elevation. As submitted, the request exceeds the minimum variance necessary because it combines multiple forms of relief rather than the least adjustment needed to identify the tenant space.

**5. Granting of the variance would not violate more than one standard of this article:**

The application materials and posted case description describe a request involving a wall sign facing a public street, increased letter height, and increased sign size. On its face, the request seeks relief from more than one standard of the sign regulations. Section 21-27 expressly provides that a sign variance may not be granted if it would violate more than one standard of the article.

**6. Granting the variance would not result in allowing a sign that interferes with road or highway visibility or obstruct or otherwise interfere with the safe and orderly movement of traffic:**

Based on the submitted plans and photographs, the proposed wall signs do not appear likely to obstruct roadway visibility or interfere with the safe and orderly movement of traffic. Staff finds that this criteria is satisfied.

**FINAL STAFF ANALYSIS:**

The applicant seeks sign variance relief for an Xfinity tenant space within Flat Shoals Crossing based on end-unit visibility, tree screening, and branding constraints. While the record suggests that some visibility challenges exist and that the site conditions were not created by the current applicant, the request, as submitted, is not limited to a single sign standard, and includes a sign area component that raises additional concerns under Section 21-27. Even if visibility constraints are acknowledged, such conditions do not justify relief from multiple sign standards under the ordinance. The application does not satisfy the minimum-necessary finding and fails the requirement that a sign variance not violate more than one standard of the article. Based on the current record, staff finds that the request does not meet the applicable sign variance criteria and recommends denial.

**Staff Recommendation: Denial**

**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](mailto: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

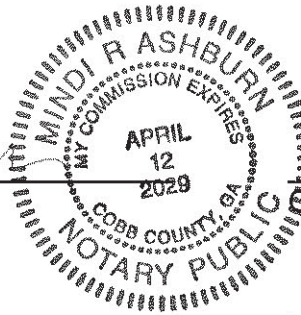
Applicant/Agent Felicia Johnson  
Signature: FELICIA JOHNSON/ ALTAIR SIGN & LIGHT

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.

Mindil 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



xfinity

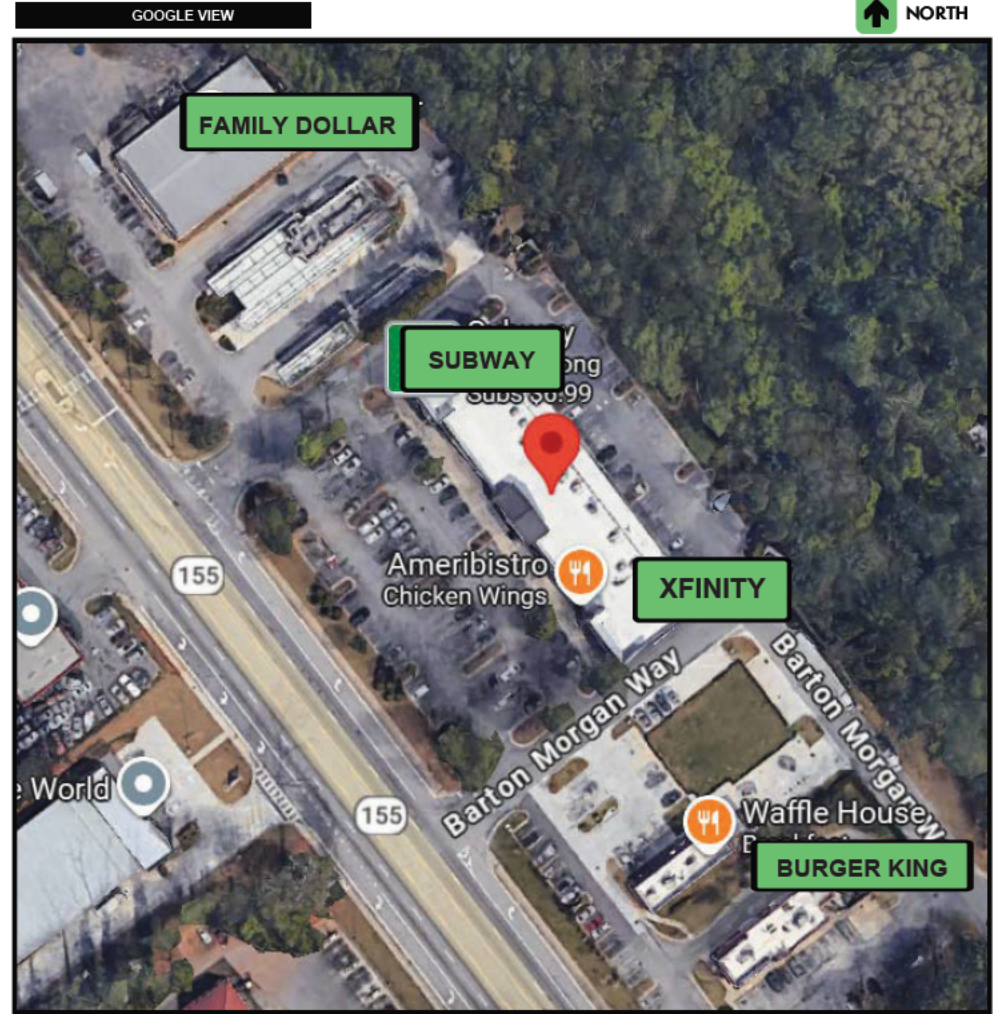
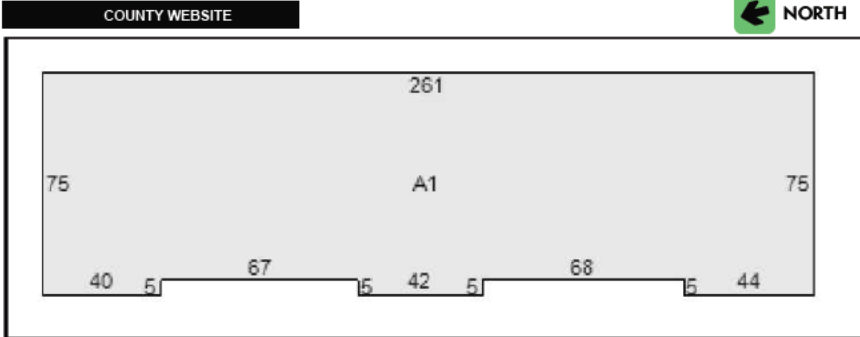
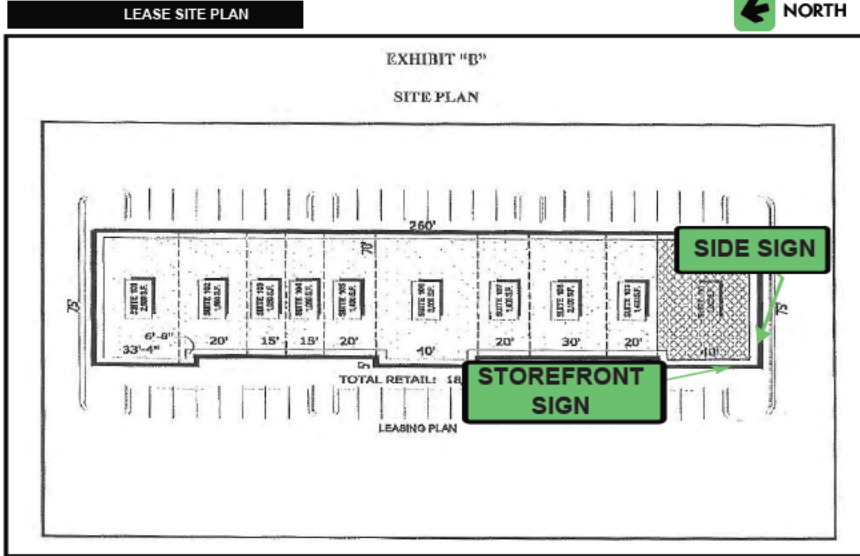
**3910 FLAT SHOALS PKWY, SUITE 110  
DECATUR, GA 30034**

**ASG**  
ADVANCE SIGN GROUP



800.861.8006  
ADVANCESIGNGROUP.COM

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



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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" x 24'-3" x 10% = 96sf on the storefront.  
Max size allowed is 75sf. Xfinity only asks for 50.6sf

Xfinity is allowed 75'-6" x 24'-3" x 10% = 180sf 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

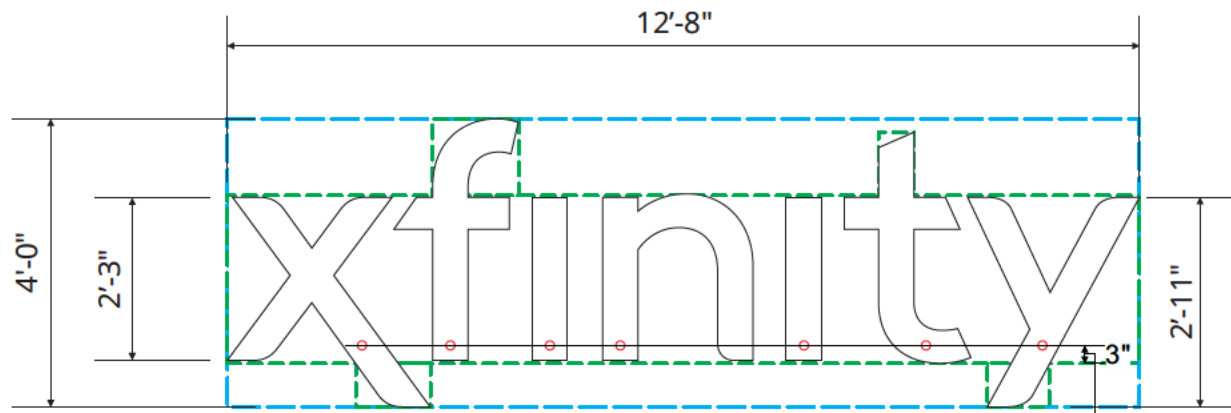
ASG

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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

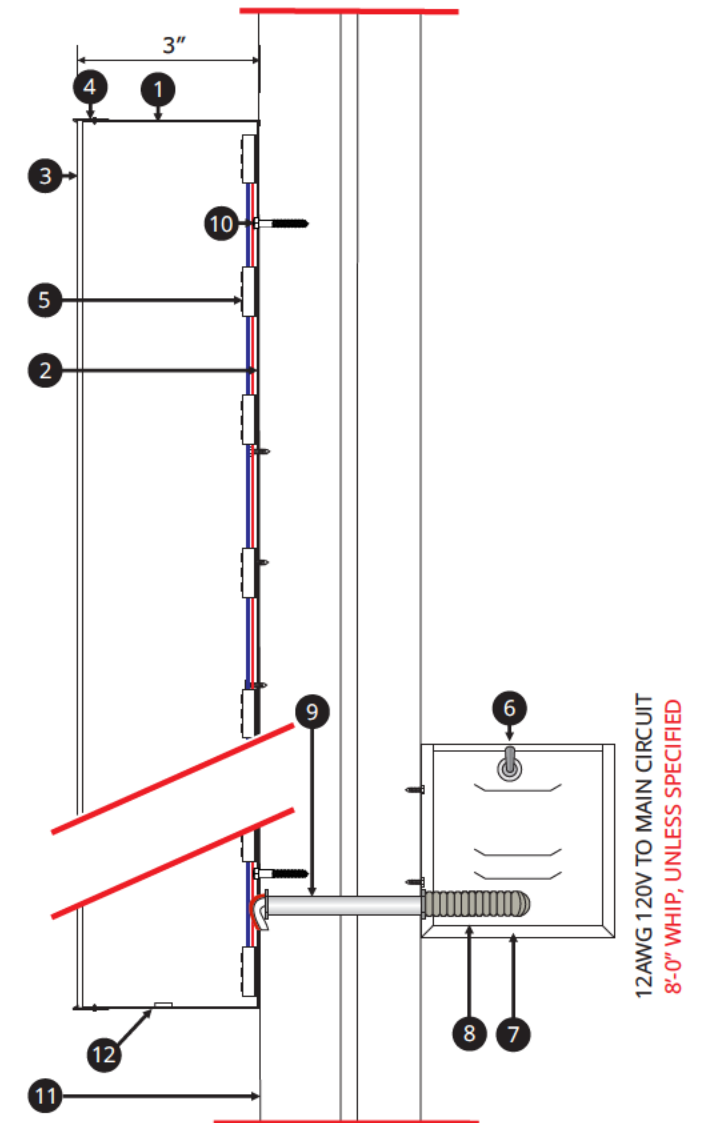
CALCULATED: 32.33 FT<sup>2</sup>  
BOXED: 50.6 FT<sup>2</sup>

**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

DRAWING NO.

DATE OF  
LAST CHANGE:

ADDITIONAL INSTALL NOTES:

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

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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.

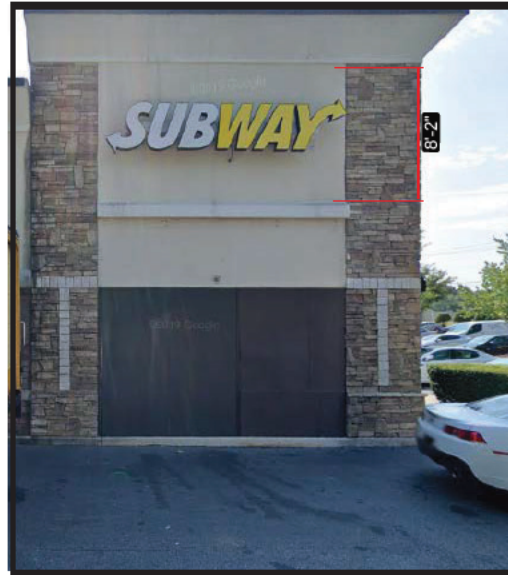
OVERALL VIEW OF FLAT SHOALS CROSSING



SUBWAY - ENDCAP OPPISITE XFINITY STOREFRONT



SIDE ELEVATION



OPULENCE



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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## 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

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

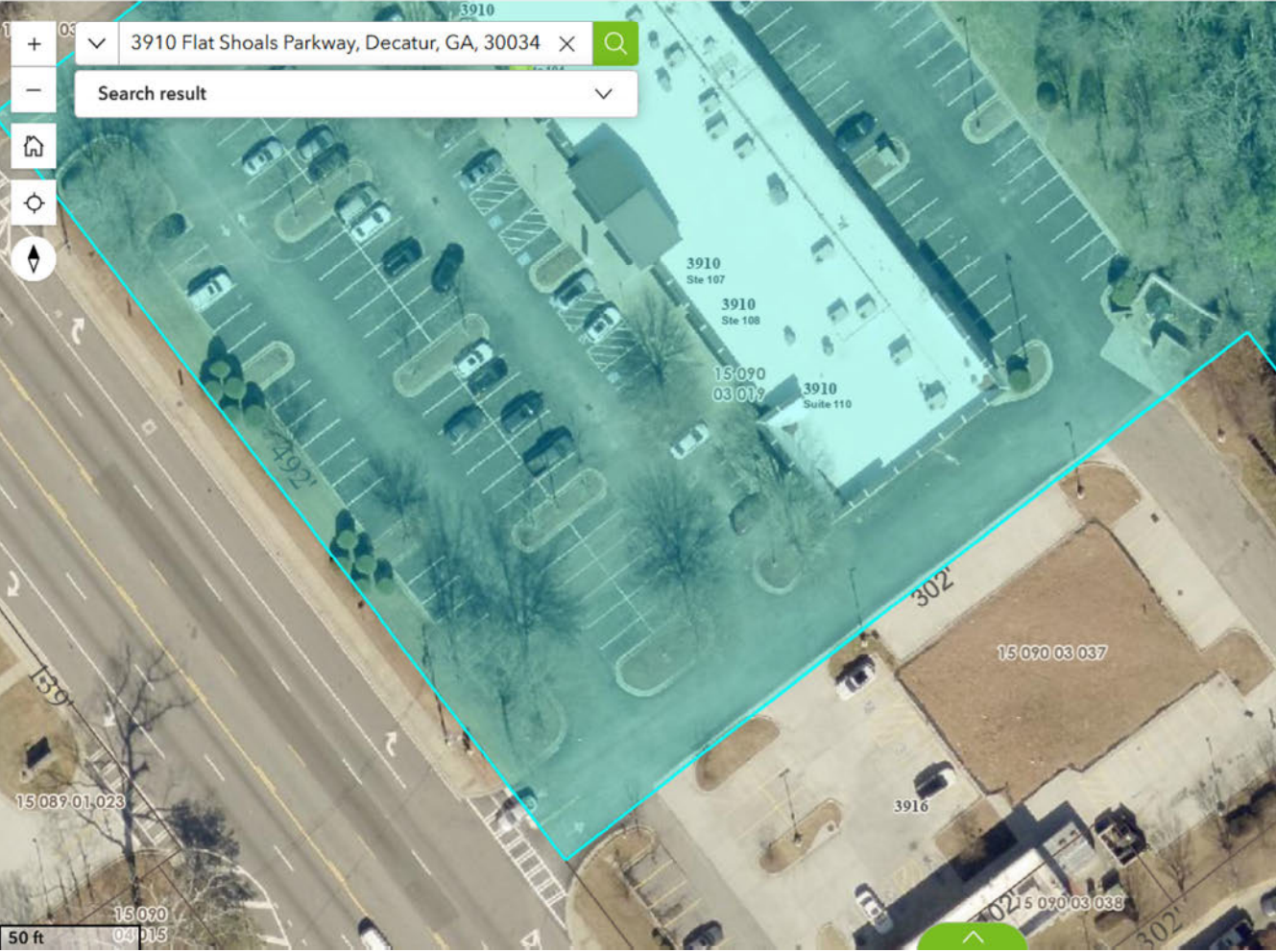
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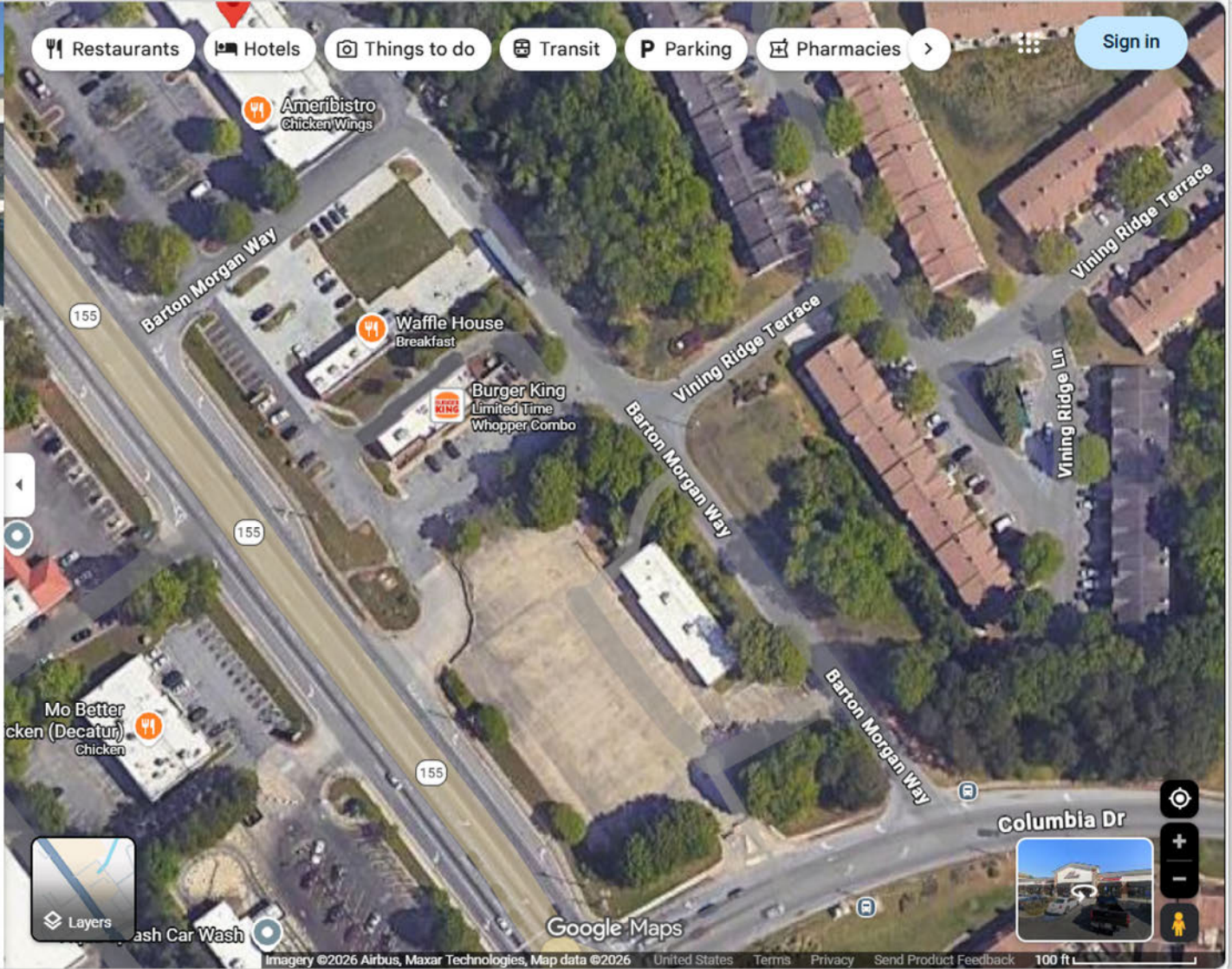


15 090 03 019

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

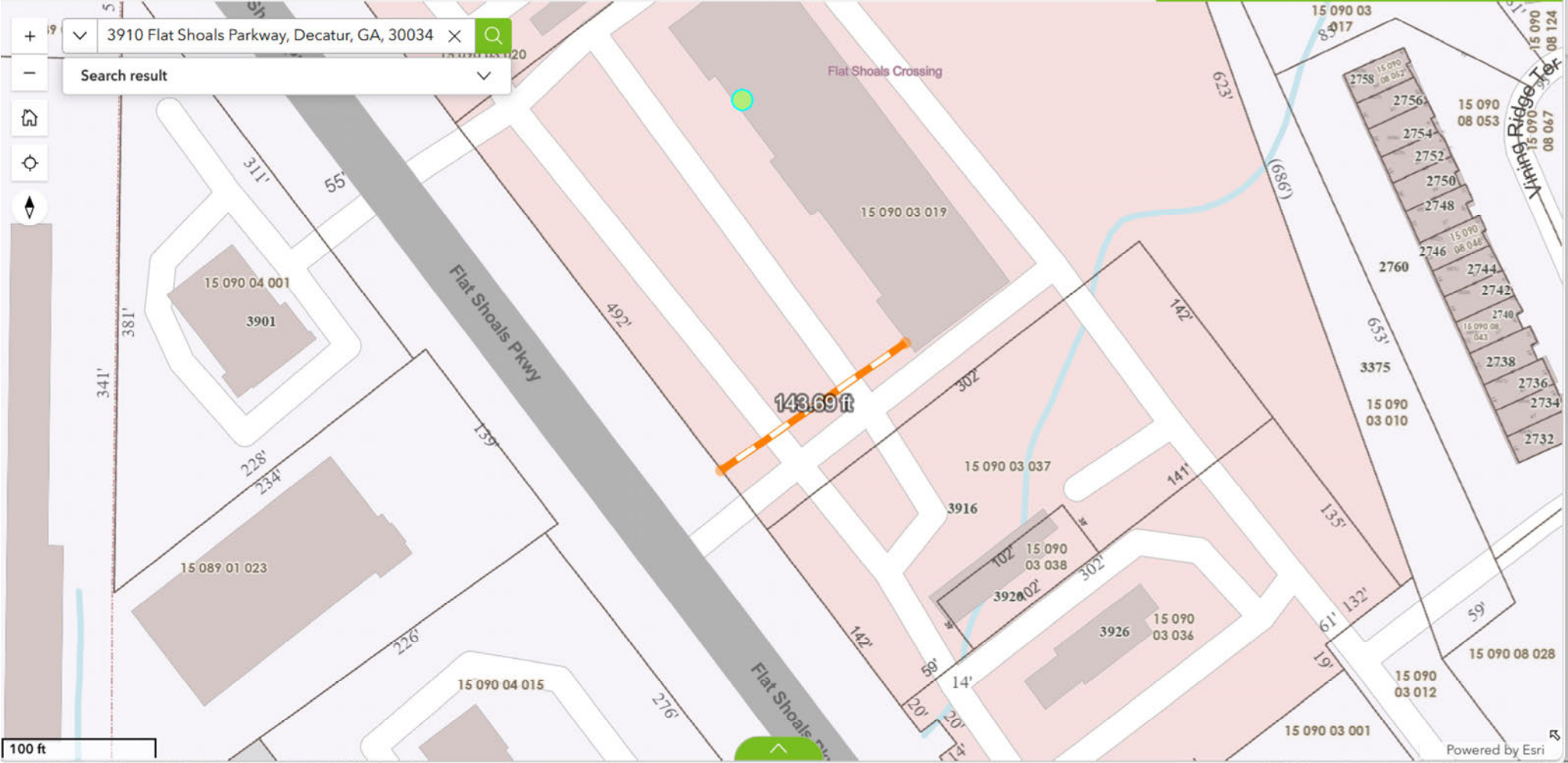
Google Maps

Columbia Dr

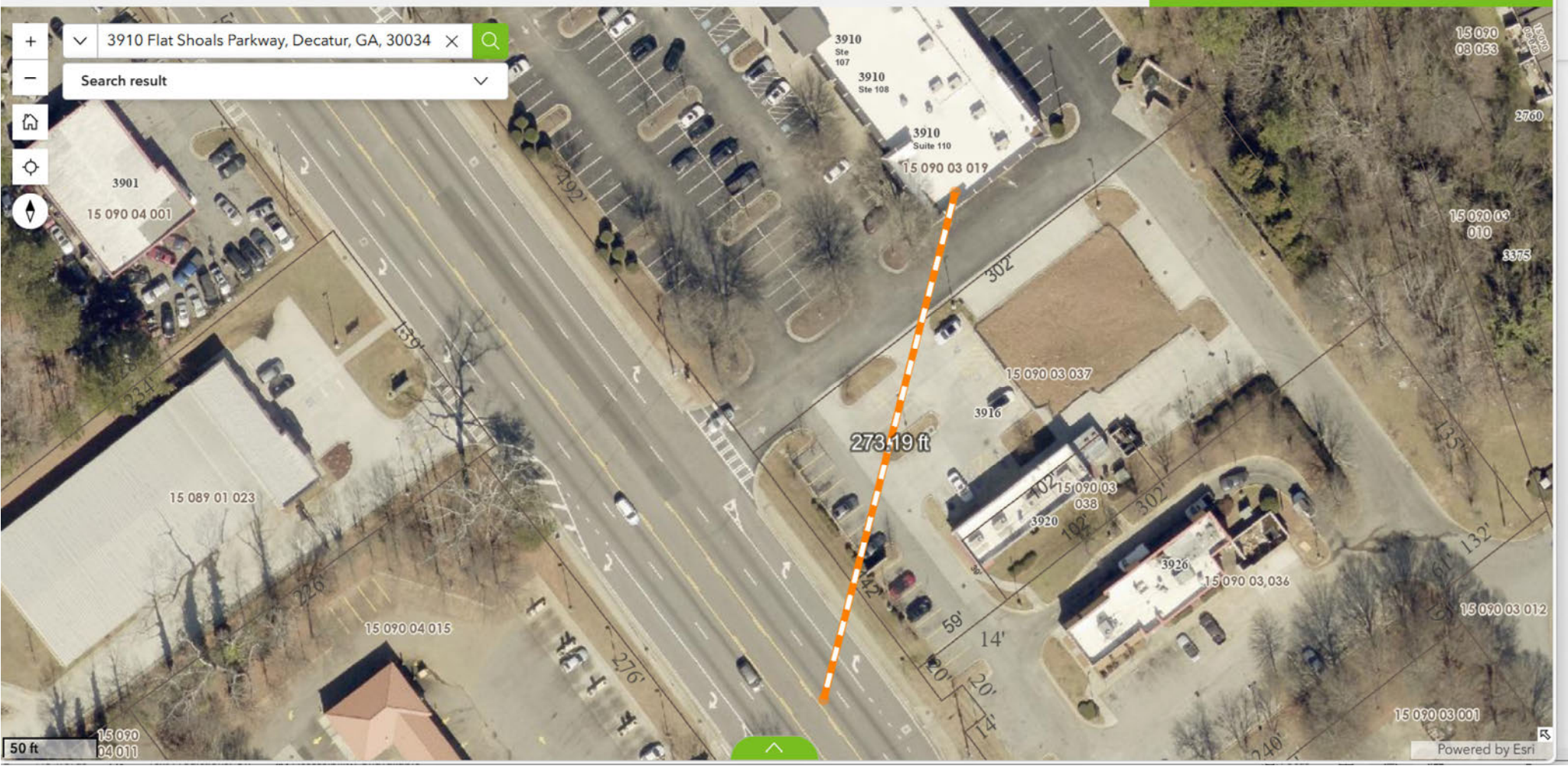


3910 Flat Shoals Parkway, Decatur, GA, 30034

Search result



100 ft



3910 Flat Shoals Parkway, Decatur, GA, 30034

Search result



273.19 ft

50 ft 15 090 04 011

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3901  
15 090 04 001

15 089 01 023

15 090 04 015

3910  
Site 107  
3910  
Site 108

3910  
Suite 110  
15 090 03 019

15 090 03 037

3916

15 090 03 038

3920

3926

15 090 03 036

15 090 03 053

2760

15 090 03 010

3375

15 090 03 012

15 090 03 001



**Barton Morgan Way**  
Decatur, Georgia

Google Street View

Nov 2018 [See more dates](#)

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### 3910 Flat Shoals Pkwy

Building

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

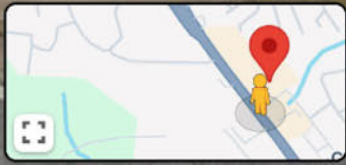
3910 Flat Shoals Pkwy, Decatur, GA 30034

Suggest an edit on 3910 Flat Shoals Pkwy

Add a missing place

Add your business

### Photos



Google Maps