

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



Telephone Home: 770-889-1212 Business: 770-889-1212

OWNER OF RECORD OF SUBJECT PROPERTY

Owner: Candyman Capital LLC



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

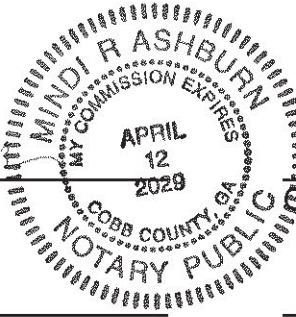
Applicant/Agent Felicia Johnson
Signature: FELICIA JOHNSON/ ALTAIR SIGN & LIGHT

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.

Mindil Rashburn
Notary Public



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

Notary Public

Owner Signature

Notary Public

Owner Signature



June 12, 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 21-3.33.19(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 increasing letter height on the front elevation and comply with 18" letters on the side wall sign.

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 15-20ft high 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 any existing conditions that block the view of the front elevation.

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 15-20ft tall trees. Xfinity is asking for 25.2-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 true hardship.



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 32.33sf but due to the branding, graphic design, and location of the trees blocking the front elevation, 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

Felicia Johnson

From: Carter, Lucas J <ljcarter@dekalbcountyga.gov>
Sent: Friday, May 1, 2026 4:25 PM
To: Felicia Johnson; Wells, Debora M
Subject: Re: Zoning Board of Appeals SIGN TEMPLATE and Instructions - N2. 3910 Flat Shoals Parkway_1248048

Follow Up Flag: Follow up
Flag Status: Flagged

Hi there,

After internal review, staff's understanding is that the wall sign facing Flat Shoals Parkway may be reviewed as the permitted wall sign for the tenant space. The additional proposed sign facing Barton Morgan Way remains part of the variance request because Barton Morgan Way is being treated as a private drive/internal access road rather than a separate qualifying street frontage for purposes of allowing an additional wall sign as-of-right.

Staff also reviewed whether the prior tenant's sign could be treated as a continuation of a lawful nonconforming condition. Based on the information available, the previous tenant's business license appears to have been inactive for more than six months, meaning any prior nonconforming sign status would not carry forward to the new tenant.

Let me know if you have any questions,

Lucas Carter

Planner – Public Hearings – Zoning Board of Appeals – “Mr. Variance”

This email is AI-free

DeKalb County | Planning & Sustainability | Current Planning/Zoning Division

Government Services Center | 178 Sams Street | Decatur, GA 30030

Email (Most Reliable): LJCarter@DeKalbCountyGA.gov

Phone (Requires Scheduling): 470 – 561 – 3570



From: Felicia Johnson <fjohnson@altairsign.com>

Sent: Friday, May 1, 2026 12:15 PM

To: Carter, Lucas J <ljcarter@dekalbcountyga.gov>; Wells, Debora M <dmwells@dekalbcountyga.gov>

Subject: FW: Zoning Board of Appeals SIGN TEMPLATE and Instructions - N2. 3910 Flat Shoals Parkway_1248048

Does no one want to address my email on 4/3 of this email chain? As we approach the hearing, I would think responding to address this would be a priority.

xfinity

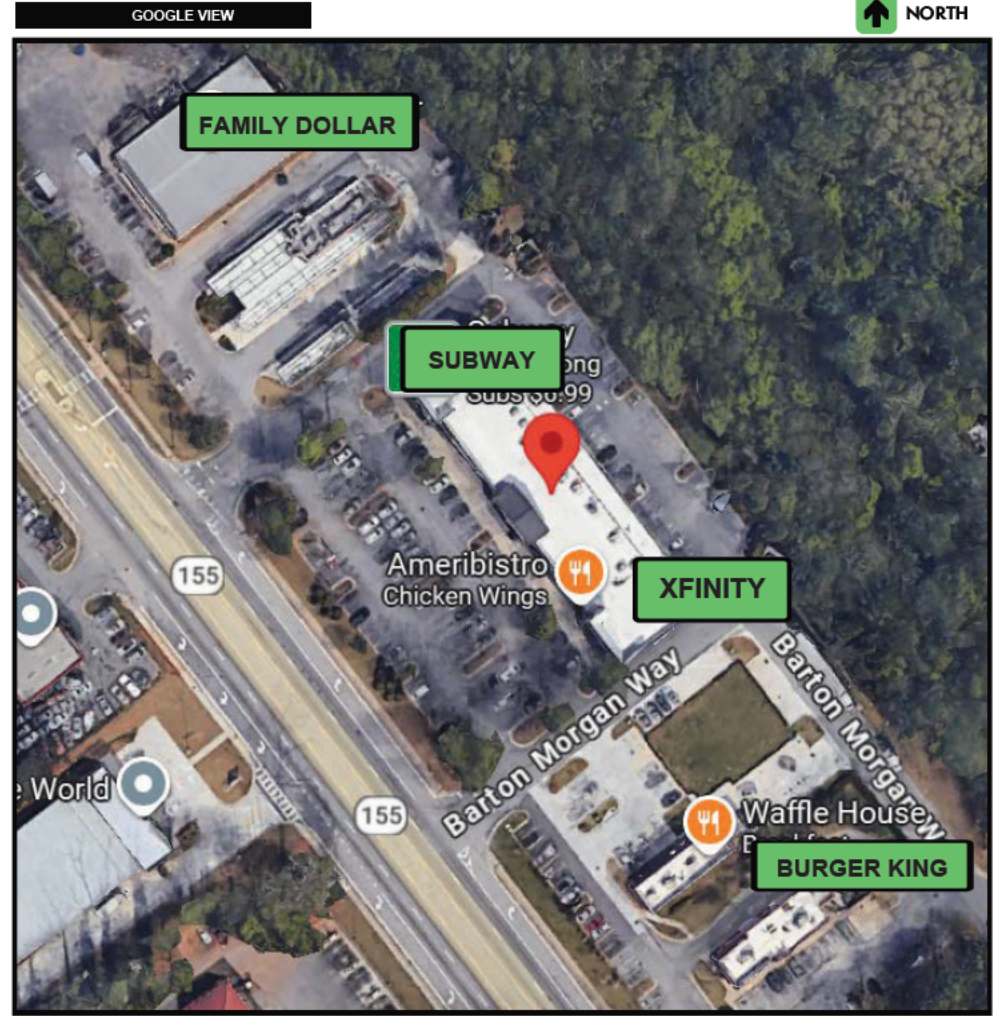
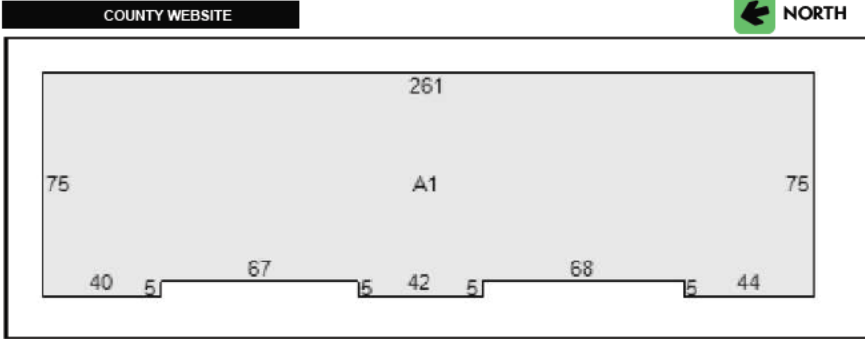
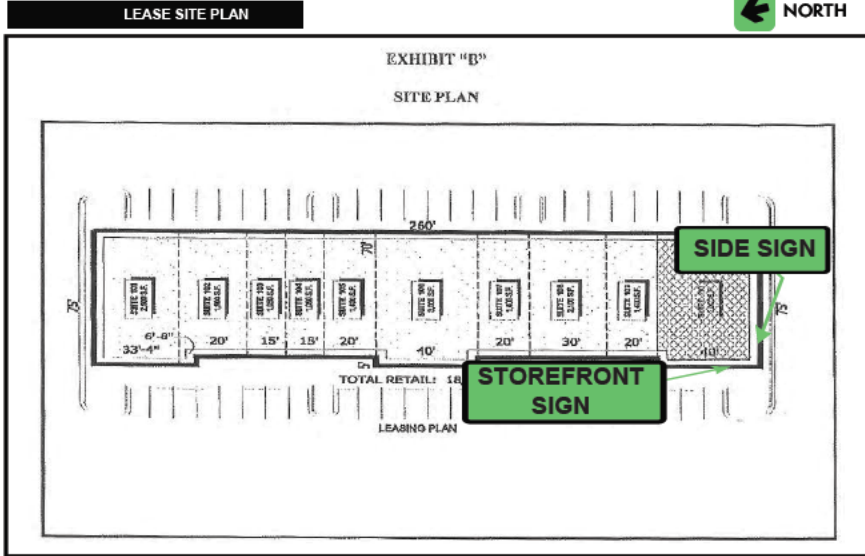
**3910 FLAT SHOALS PKWY, SUITE 110
DECATUR, GA 30034**

ASG
ADVANCE SIGN GROUP



800.861.8006
ADVANCESIGNGROUP.COM

SITE PLANS



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

SITE PLANS

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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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



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

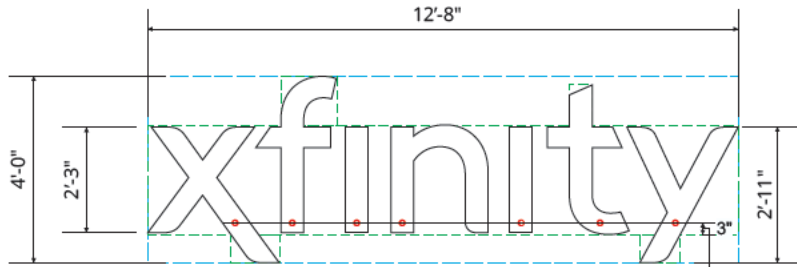
ASG

ADVANCE SIGN GROUP



800.861.8006

ADVANCESIGNGROUP.COM



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

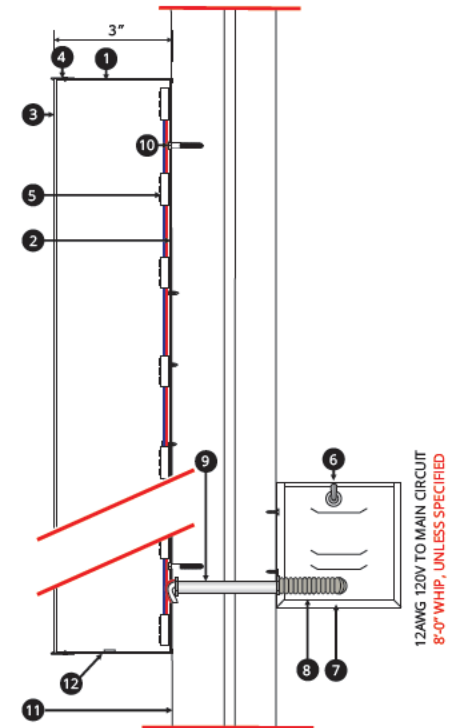
CALCULATED: 32.33 FT²
 BOXED: 50.6 FT²

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

DATE OF LAST CHANGE:
03/04/25

ADDITIONAL INSTALL NOTES:

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

1.0

REVISION #
1

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

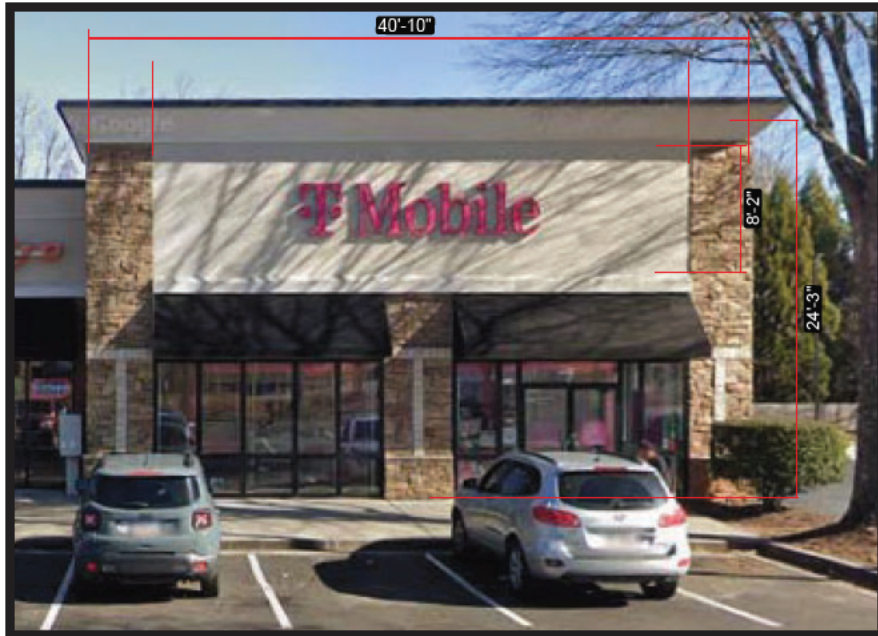


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PREVIOUS TENANT SIGNS

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



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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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

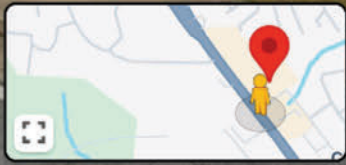
3910 Flat Shoals Pkwy, Decatur, GA 30034

Suggest an edit on 3910 Flat Shoals Pkwy

Add a missing place

Add your business

Photos





3910 Flat Shoals Parkway, Decatur, GA, 30034

Search result

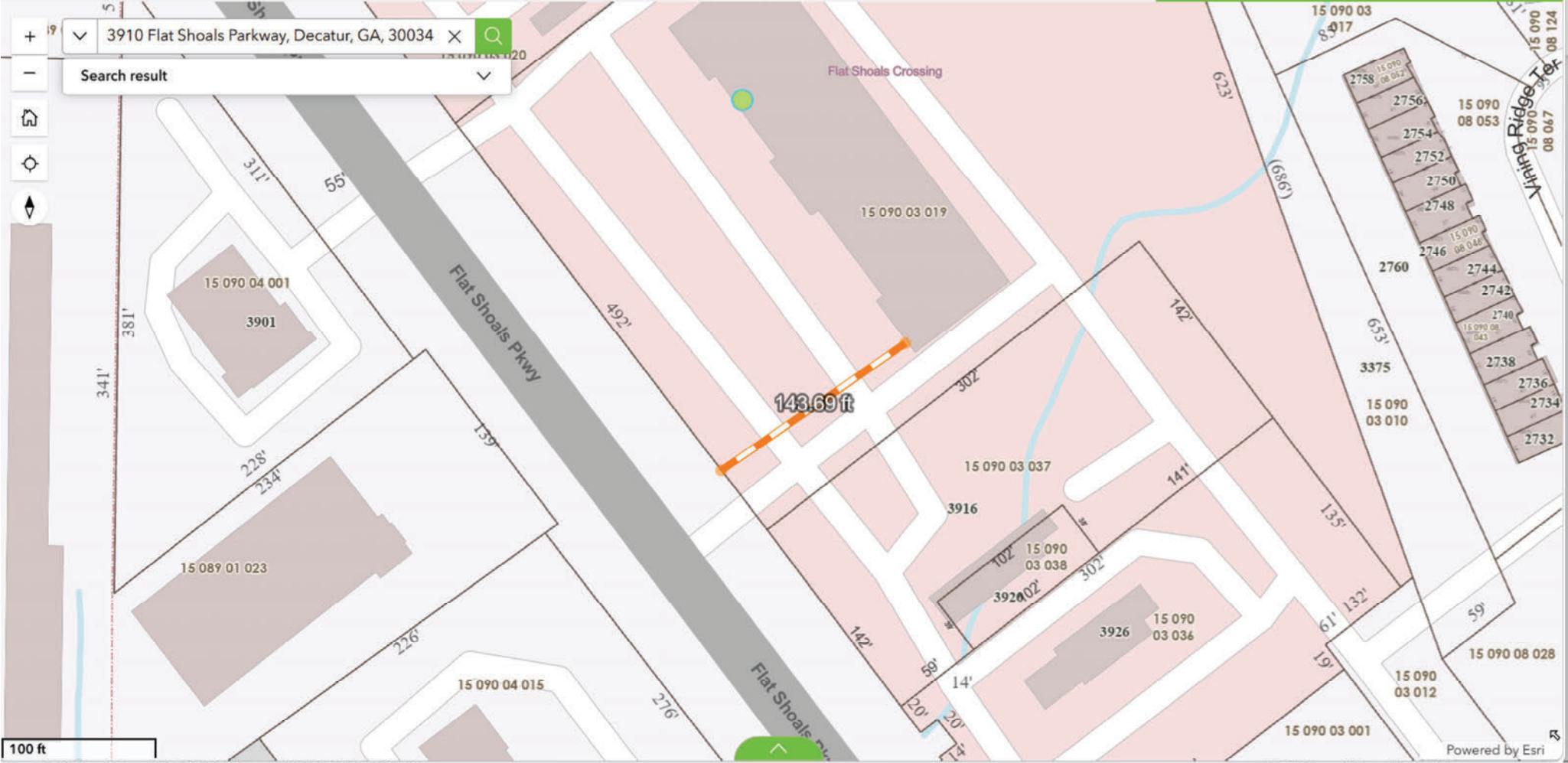
15 090 03 019

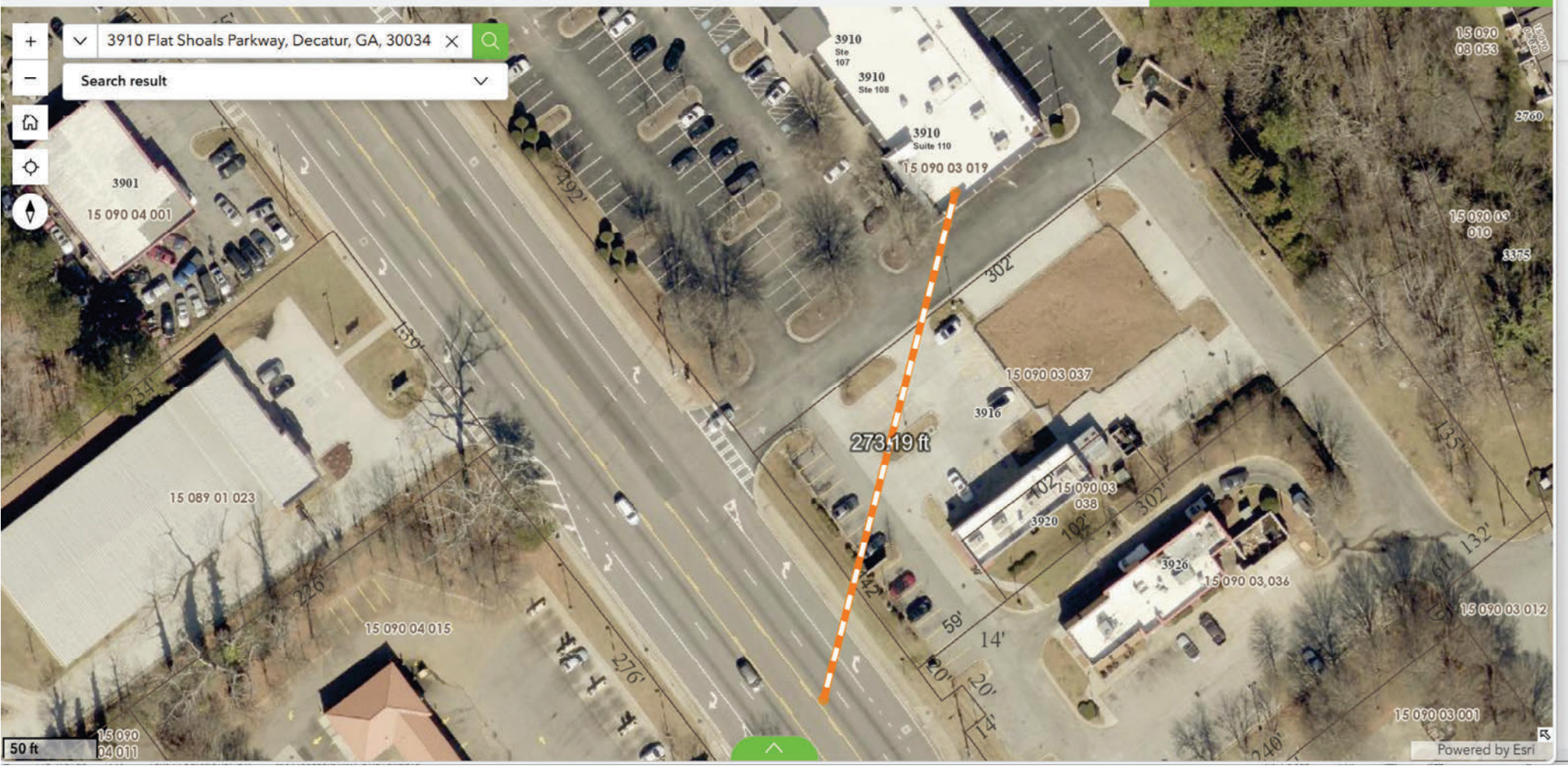
Zoom to

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 Parkway, Decatur, GA, 30034

Search result





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

15 090 03 036

3926

15 090 03 053

2760

15 090 03 010

3375

135'

132'

15 090 03 012

15 090 03 001

RS