



Lorraine Cochran-Johnson

Chief Executive Officer

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

Wednesday, July 8, 2026

Planning Department Staff Analysis



Juliana
Njoku

Director

D2. 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 Tier 2 of the I-20 Overlay district. The applicant proposes Xfinity wall signage on both the storefront and side elevation of an end unit. The case was deferred from the May 2026 Zoning Board of Appeals agenda to the July 2026 agenda, and the applicant has submitted revised materials dated June 12, 2026.

The revised materials state that the unit is set back more than 140 feet from the Flat Shoals Parkway frontage and more than 270 feet from the side, and that three existing trees approximately 15 to 20 feet in height partially block visibility of the front tenant elevation. The revised letter further clarifies that the applicant is requesting relief primarily from the individual letter-height limitation. The applicant states that the proposed sign area is 32.33 square feet, with a boxed calculation of 50.6 square feet, and that the side wall sign would comply with the eighteen-inch letter-height requirement.

Staff has reviewed the revised materials and finds that the Flat Shoals Parkway-facing storefront sign may be reviewed as the permitted wall sign for the tenant space, subject to compliance with applicable sign standards. The additional side wall sign facing Barton Morgan Way remains part of the variance request because Barton Morgan Way is treated as a private drive/internal access road rather than a separate qualifying public street frontage for purposes of allowing an additional wall sign as-of-right. Staff also reviewed whether the prior T-Mobile signage could be treated as a continuation of a lawful nonconforming condition; however, based on the information available, the prior tenant's business license appears to have been inactive for more than six months, and any prior nonconforming sign status would not carry forward to the new tenant.

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, shopping center layout, and existing tree placement were not created by the applicant. Staff also recognizes that the applicant is working within an existing tenant façade and existing sign band.

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

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

Signature: Catherine Much
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

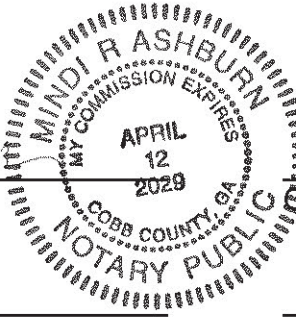
Applicant/Agent Felicia Johnson
Signature: FELICIA JOHNSON/ ALTAIR SIGN & LIGHT

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

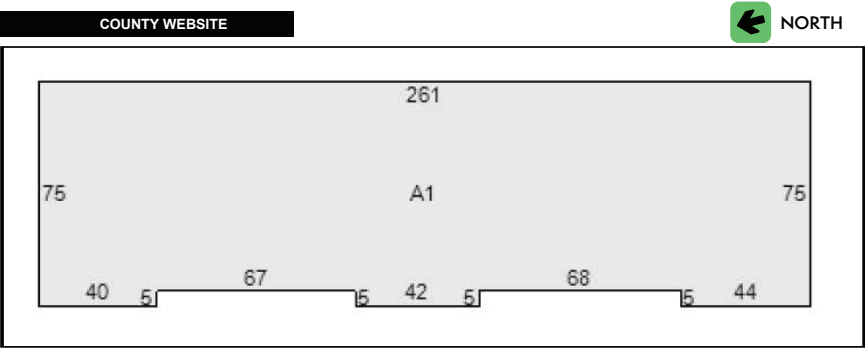
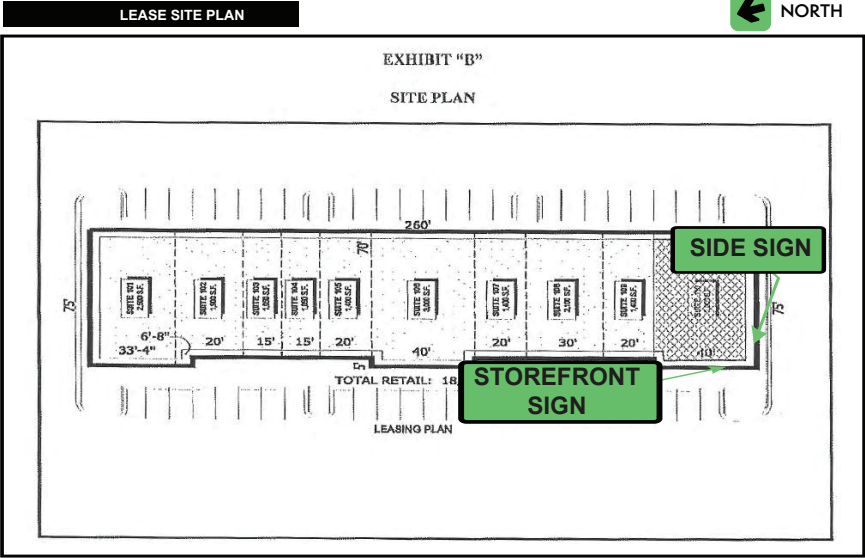
**3910 FLAT SHOALS PKWY, SUITE 110
DECATUR, GA 30034**

ASG
ADVANCE SIGN GROUP



800.861.8006
ADVANCESIGNGROUP.COM

SITE PLANS



GOOGLE VIEW



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

ASG
ADVANCE SIGN GROUP

UL US

800.861.8006
ADVANCESINGROUP.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.

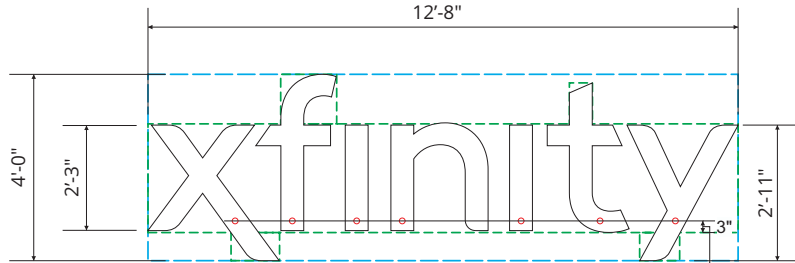
STOREFRONT ELEVATION



3910 FLAT SHOALS PKWY, DECATUR, GA 30034

DRAWING NO.	DATE OF LAST CHANGE:	ADDITIONAL INSTALL NOTES:	CONSULTANT: N/A
	REVISION #	FILE LOC: Company\CURRENT PROJECTS\XFINITY\2024\Decatur, GA E048675\11 Production Files\E048675	PROJECT MANAGER: CARRIE WINSTEAD DESIGNER: ZT/ K CASA





FACE COLOR - WHITE
RETURN COLOR - BLACK



BLKWHITRWY - ILLUMINATED CHANNEL LETTERS

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

(QTY. 1) ONE REQUIRED

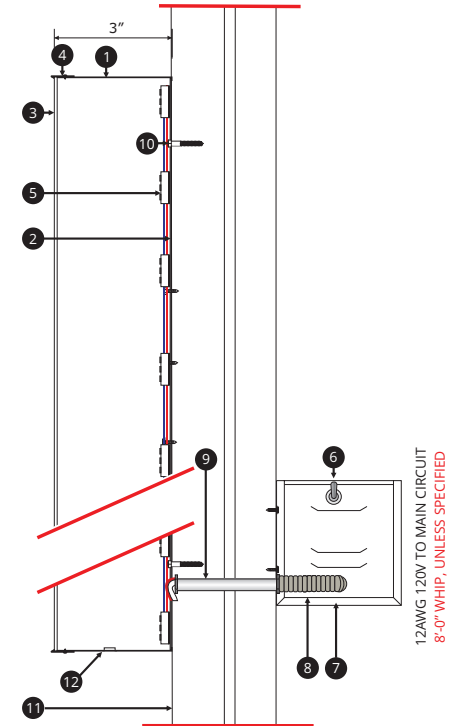
CALCULATED: 32.33 FT²
BOXED: 50.6 FT²

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.

xfinity

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

ASG
ADVANCE SIGN GROUP



800.861.8006
ADVANCESIGNGROUP.COM

PREVIOUS TENANT SIGNS

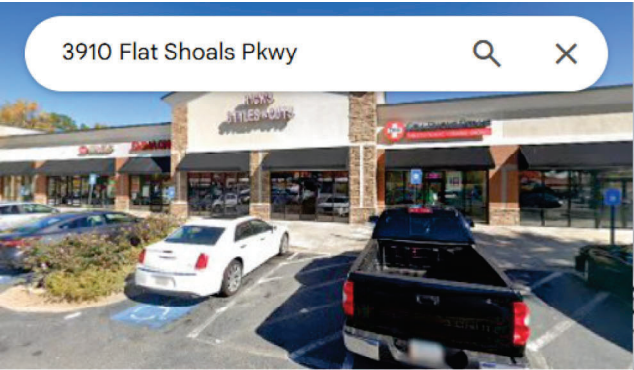
Previous tenant had two wall signs with individual letters over 18" tall. The signs filled the sign band proportionately.
The side facade sign faces the access road - Barton Morgan Way
Definition per the sign code: *Facade shall mean the exterior wall of a building which facing any street which provides 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	ASG ADVANCE SIGN GROUP UL US 800.861.8006 ADVANCESIGNGROUP.COM
		REVISION #			

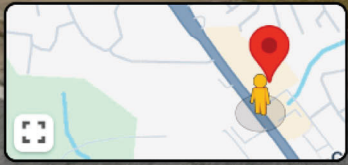




Barton Morgan Way
Decatur, Georgia

Google Street View

Nov 2018 [See more dates](#)



3910 Flat Shoals Pkwy



Share

3910 Flat Shoals Pkwy

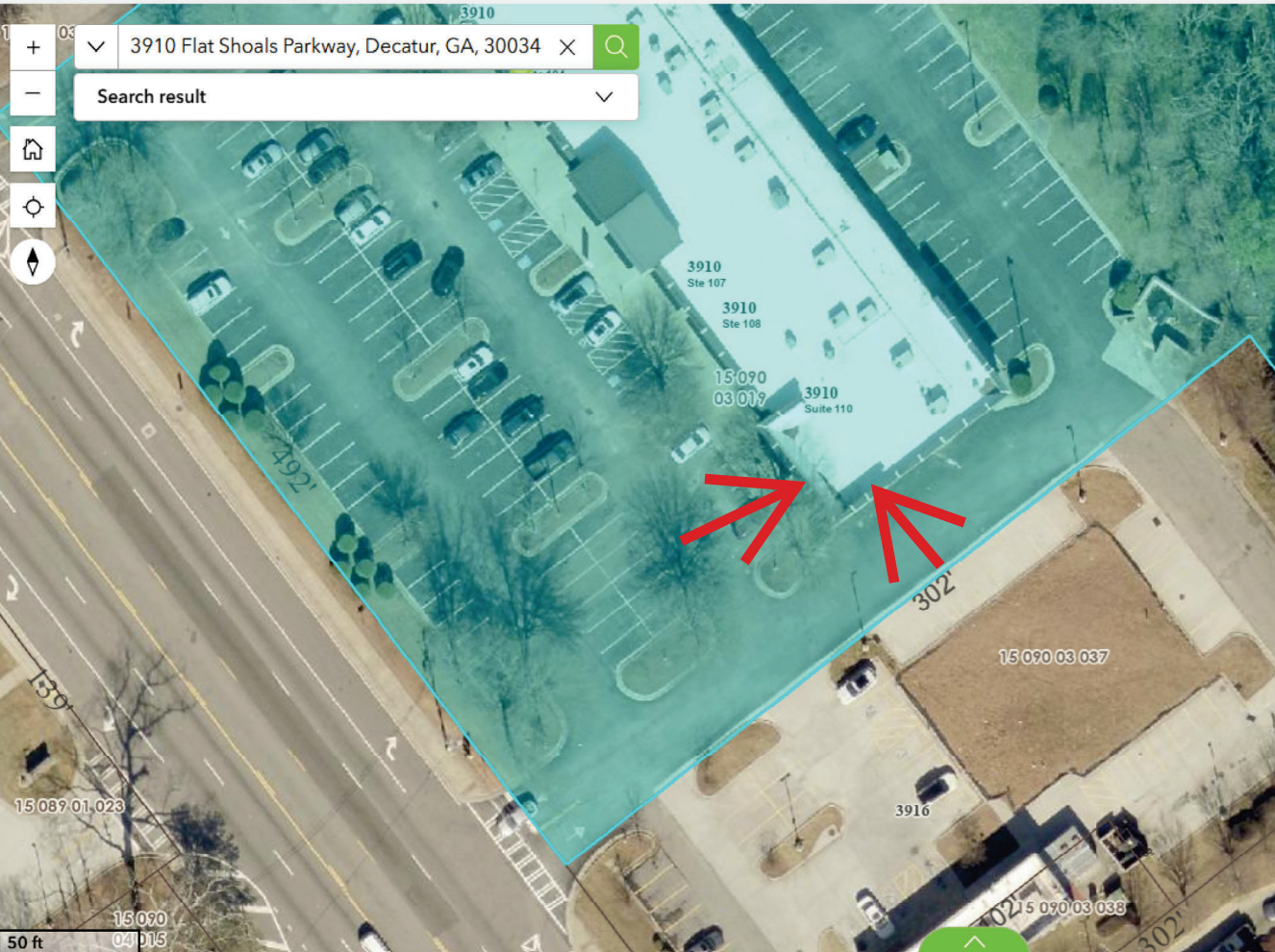
Building

- 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





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:	

