



Lorraine Cochran-Johnson

Chief Executive Officer

DeKalb County Zoning Board of Appeals

Department of Planning & Sustainability

178 Sams Street

Decatur, GA 30030

Wednesday, December 10, 2025

DeKalb County's Response to Appeal



N11. Case No: A-26-1247845 Parcel ID(s): 15 120 02 085

Commission District 03 Super District 07

Appeal of: Administrative Decision regarding sign permit

Appellant(s): Gege Odion

Project Name: 2851 Candler – Sign Permit

Location: 2851 Candler Road, Decatur, Ga 30034

Appeal: Appeal of an administrative decision by the Director of Development to deny Sign Permit Application No. 3174752 for an electronic ground sign at 2851 Candler Road in the C-1 (Local Commercial) District and I-20 Corridor Compatible Use Overlay District.

Standard: Thedecisions made by public officials are presumed to be valid and just...An appeal shall be sustained only upon an expressed finding by the zoning board of appeals that the administrative official's action was based on an erroneous finding of a material fact, erroneously applied the zoning ordinance to the facts, or that the administrative official acted in an arbitrary manner. In exercising its powers, the zoning board of appeals may reverse or affirm, wholly or partly, or may modify the order, requirement, decision, or determination appealed from, and to that end shall have all the powers of the administrative official from whom the appeal was taken and may issue or direct the issuance of a permit, provided all requirements imposed by any applicable laws are met. Section 27-7-5 *et seq.* Code of DeKalb County, as Revised 1988.

DeKalb County's

Position: Planning & Sustainability staff correctly applied the I-20 Corridor Overlay sign regulations and Chapter 21 to deny the proposed electronic ground sign. The Zoning Board of Appeals should affirm the administrative denial of Sign Permit Application No. 3174752

BACKGROUND

The subject property, 2851 Candler Road, Decatur, GA 30034 (Parcel 15-120-02-085), is zoned C-1 (Local Commercial) and is located within unincorporated DeKalb County. The property is also located within the I-20 Corridor Compatible Use Overlay District, Tier 1, as confirmed by the Department of Planning & Sustainability in an October 19, 2018 zoning verification letter.

The applicant and owner of record, Gege Odion, filed Sign Permit Application No. 3174752 for modification of an existing freestanding ground sign to an internally illuminated electronic (digital LED) sign. The application proposes to retain the existing pole and base and to replace the sign face with a new electronic cabinet measuring approximately 16 feet in width by 9 feet in height (144 square feet), resulting in a total ground sign height of approximately 20 feet. The applicant asserts that this configuration complies with the dimensional requirements for ground signs in Chapter 21 (maximum 200 square feet, 20 feet in height).

The property is occupied by Optiworld Vision Center and related commercial uses. The applicant indicates that owner consent has been provided and that the existing sign is currently internally illuminated.

Upon submission, the permit was routed for review. The Development Overlay District Review and Development Zoning Review both failed. Staff advised the applicant through the permitting portal and by email to review and address the applicable I-20 Overlay regulations, including Section 27-3.33.19 (Sign Regulations). After review of the application and applicable overlay standards, the Director issued a final denial of the sign permit.

The applicant has appealed the Director's denial to the Zoning Board of Appeals.

BASIS FOR THE APPEAL

The appellant contends that the Director's denial is erroneous because (1) the I-20 Corridor Overlay sign regulations should not apply to the subject property, arguing that the overlay is supplemental and intended for mixed-use developments rather than existing C-1 commercial properties; (2) the underlying zoning of C-1, as confirmed in a 2018 zoning letter and prior 2019 permit records, governs the site and supports the requested sign; (3) the proposed electronic sign complies with Chapter 21 requirements for ground sign area (144 square feet) and height (20 feet); (4) ownership, consent, and sign construction details satisfy Chapter 21 procedural requirements; and (5) a similar electronic sign modification was previously approved in 2019 (Permit No. 3039492), which the appellant views as precedent or a basis for continued entitlement. The appellant therefore requests that the Board overturn the Director's denial and direct issuance of the sign permit.

STAFF RESPONSE TO THE APPEAL

Staff has reviewed the appeal, supporting exhibits, zoning verification correspondence, the overlay code provisions, and the administrative record and finds the following:

1. Applicability of the I-20 Corridor Overlay

Section 27-3.1.1 states that overlay districts are supplemental to underlying zoning districts and that "all development and building permits for lots located, in whole or in part, within any overlay district shall meet all of the regulations of the underlying zoning district in which they are located as well as all of the regulations of the applicable overlay district." The subject property is explicitly identified as C-1 (Local Commercial) within the I-20 Overlay District, Tier 1, in the 2018 zoning verification letter. The overlay therefore applies to this property and to the sign permit request.

Section 27-3.33.1 further clarifies that the I-20 Corridor Compatible Use Overlay regulations apply to "building on any lot or portion thereof which is in whole or in part contained within the boundaries of the I-20 Corridor Compatible Use Overlay District." The overlay is not limited solely to mixed-use developments and is not optional when the underlying zoning is C-1. The Director correctly applied the overlay to this application.

2. Relationship Between Chapter 21 and Overlay Sign Standards

Section 27-3.33.19 (Sign Regulations) provides that “all lots in the I-20 Corridor Overlay District shall comply with all requirements of Chapter 21 subject to the following additional regulations.” These additional regulations include, among other standards:

- Ground signs shall be monument-style signs with a brick base and framework.
- Each lot is limited to one ground sign.
- Ground sign area shall not exceed 32 square feet (or 64 square feet for shopping centers).
- Ground sign height shall not exceed six feet (or 15 feet for shopping centers).
- Various restrictions on sign type, configuration, and appearance.

The appellant’s proposed 144-square-foot electronic sign at a height of 20 feet exceeds the maximum area and height established for ground signs in the overlay and does not meet the monument-style, brick-base requirement. While the appellant cites compliance with general Chapter 21 standards (200-square-foot, 20-foot maximums), the overlay regulations constitute stricter, additional requirements that control in the overlay area. The Director therefore correctly denied the application because it does not satisfy the overlay’s sign limitations.

3. Interpretation of the 2018 Zoning Verification Letter

The appellant cites an October 19, 2018 letter from the Department of Planning & Sustainability as support for treating the property solely under the C-1 classification. That letter, however, expressly states that the property is zoned C-1 and is located within the I-20 Overlay District, Tier 1, and that additional use and development standards found in Article 3 apply to the site. The letter directs the property owner to consult the full zoning code for overlay standards including buffering, landscaping, and site design.

The letter does not exempt the property from overlay regulations, nor does it limit the overlay’s application to mixed-use projects. Rather, it confirms that both the C-1 district standards and the overlay standards apply.

4. Effect of the 2019 Sign Permit Approval

The appellant references a 2019 sign permit (Permit No. 3039492) for a similar electronic sign and asserts that the prior approval should control or “grandfather” the current request. The administrative record acknowledges that a prior sign permit was granted; however:

- Any previous permit is subject to the terms, expiration, and conditions of that specific approval.
- Non-construction or lapse of a permit does not create an open-ended entitlement to future sign permits that may conflict with current regulations.
- Even where nonconforming situations exist, the zoning ordinance limits expansion or intensification that increases the degree of nonconformity.

The current application (No. 3174752) is a new permit request and must be evaluated against the regulations in effect at the time of application, including the overlay sign standards. The Director was not obligated to replicate any prior administrative decision if it is inconsistent with current overlay requirements.

5. Administrative Review Process and Decision Validity

The permitting record demonstrates that the application was routed through Development Overlay District Review and Development Zoning Review and that both reviews failed based on noncompliance with overlay regulations. The applicant was advised to review and address these issues through the County’s electronic permitting system and follow-up correspondence.

The Director’s final denial is based on: (a) the property’s location within the I-20 Overlay; (b) the clear language of Section 27-3.33.19 establishing more restrictive sign standards for all lots in the overlay; and (c) the proposed sign’s failure to meet the required monument-style, size, and height limitations. There is no evidence that the denial was based on an erroneous finding of material fact, an erroneous application of the zoning ordinance, or arbitrary action. The decision is consistent with the adopted ordinance and with established review procedures.

CONCLUSION AND RECOMMENDATION

Staff finds that the Director correctly applied the I-20 Corridor Overlay District regulations and Chapter 21 to Sign Permit Application No. 3174752 for 2851 Candler Road. The proposed electronic ground sign does not comply with the overlay’s monument-style, area, and height limits, and the appellant’s reliance on general C-1 standards and a prior 2019 permit does not supersede the overlay requirements.

Recommendation: Affirm the administrative denial of Sign Permit Application No. 3174752.

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Interim Director
Cedric Hudson

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

Applicant and/or
Authorized Representative: GEGE ODION

Mailing Address: 2851 CANDLER ROAD

City/State/Zip Code: DECATUR GA 30034

Email: gegeodion@aol.com

Telephone Home: 770 265 6450 Business: 770 265 6450

OWNER OF RECORD OF SUBJECT PROPERTY

Owner: GEGE ODION

Address (Mailing): 2851 CANDLER ROAD, DECATUR GA 30034

Email: gegeodion@aol.com Telephone Home: 770 265 6450 Business: 770 265 6450

ADDRESS/LOCATION OF SUBJECT PROPERTY

Address: 2851 CANDLER RD City: DECATUR State: GA Zip: 30034

District(s): 15 120 02 085 Land Lot(s): 120 Block: 15 Parcel: 02-085

Zoning Classification: C1 Commission District & Super District: 3 & 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: 10/22/2025

Applicant
Signature:



DATE: _____

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: 10/22/2025

Applicant/Agent
Signature: 

TO WHOM IT MAY CONCERN:

(I)/ (WE): GEGE ODION
(Name of Owners)

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


Notary Public


Owner Signature

Notary Public

Owner Signature

Notary Public

Owner Signature

SHARON TOWNSEND
NOTARY PUBLIC
DeKalb County
State of Georgia
My Comm. Expires Oct. 26, 2027

NOTICE OF APPEAL

TO: ZONING BOARD OF APPEALS

DEKALB COUNTY, GA

RE: APPEAL OF DIRECTOR'S FINAL DECISION

DATE: OCT. 23rd, 2025

BRIEF

APPEAL OF DEKALB COUNTY DIRECTOR OF DEVELOPMENT'S FINAL DENIAL OF GEGE ODION'S APPLICATION FOR ELECTRONIC SIGN PERMIT AT 2851 CANDLER ROAD, DECATUR GA 30034. APPLICATION NO. 3174752. **Exhibit "A"**

LEGAL STANDARD:

Under the rules of statutory construction, we must construe all related statutes together, give meaning to each part of the statute, and avoid constructions that result in surplusage and meaningless language. *City of Buchanan v. Pope*, 222 Ga. App. 716, 717 (1) (476 SE2d 53) (1996).

RELEVANT ORDINANCES:

Dekalb County, Georgia Code of Ordinance Chapter 27, Article 3, -

Sec. 3.1.1. - Overlay districts: "Overlay districts are *supplemental* to the zoning district classifications established in article 2 of this chapter. *This section shall supersede the applicability statements in each overlay district*, and are applicable as follows:

(A) All development and building permits for lots located, in whole or in part, within any overlay district shall meet all of the regulations of the underlying zoning district in which they are located as well as all of the regulations of the applicable overlay district.

(B.) For new development after the effective date of this chapter, when no complete application for a land disturbance or building permit has been filed with respect to a property located within an overlay district and the property has conditions of zoning that were approved before, and in conflict with the overlay district regulations contained in this article, the overlay district regulations shall prevail. If the condition of zoning does not conflict with the overlay district regulations, the condition of zoning shall remain applicable to the property.

(C.) *For existing development, if overlay district regulations conflict with the conditions of zoning applicable to property within in an overlay district, the existing zoning conditions remain applicable to the property.* (Emphasis added).

Sec. 3.33.1 – Scope of regulations: “... and building on any lot or portion thereof which is in whole or in part contained within the boundaries of the I-12 Corridor Compatible Use Overlay District.”

Sec. 3.33.5 - Principal uses and structures: “All properties zoned C-1 (Local Commercial) District, C-2 (General Commercial) District, O-I (Office-Institutional) District, O-D (Office-Distribution) District, M (Industrial) and any RM (Multi-Family Residential) District *shall be used in accordance with the underlying zoning district and /or for the following uses of land and structures in mixed use developments subject to the standards and limitations contained within this division.*” (Emphasis added).

Sec. 3.33.19 – Sign Regulations provides in pertinent part: “All lots in the I-20 Corridor Overlay District shall comply with all requirements of chapter 21 subject to the following *additional regulations...*” (Emphasis supplied).

STATEMENT OF FACTS

1. 2851 Candler Road, Decatur, GA 30034 is in the C-1 district.

2. An existing ground sign is located on the lot, and the applicant is seeking the modification of only the sign face, not the stand, to an electronic ground sign.
3. Dimension of the modification submitted with the application meets the requirements outlined in the applicable ordinance sections.

ARGUMENT

The director's denial of application No. 314752 is erroneous for the following reasons:

1. The director's reliance on the I-20 Corridor Overlay District's regulations is erroneous because the Overlay District does not apply to the 2851 Candler property. The Overlay district and its requirements only pertain to mixed-use developments in the underlying district. It is a supplemental regulation that applies to mixed-use developments, not to existing commercial developments governed by the original zoning district regulation. In this case, the 2851 Candler is a commercial property in the C-1 (Commercial) district governed by the applicable sections of Chapters 21 and 27 Ordinances. This was confirmed by a certified letter from the department's administrative specialist in 2018. See **Exhibit "B"**.
2. Further, the applicable zoning, as shown in the prior 2019 permit application of the same property in the department's record, is C1. Land Use: TC District CD 03 SD06. Parcel ID: 15120 02 085 Census 234.10. **Exhibit "C"**. See Section 21 – 22(a) of the DeKalb County Code of Ordinance.
3. The Application Information are the following:
Address: 2851 Candler Road, Decatur, GA 30034
Owner: Gege Odion and Siris Property Management LLC
TEL: 770 265 6450
Email: gegeodion@aol.com
Tenant: Gege Odion and Optiworld Vision Center, LLC
TEL: 404 244 8787.
See Chapter 21, section 21 – 4 of the DeKalb County Code of Ordinance.

4. The Owner's Consent for Sign Permit application is met. Gege Odion is the applicant for the sign permit and has consented to the remodification of the existing sign. See Chapter 21, section 21 – 12 of the DeKalb County Code of Ordinance. Exhibit "E".
5. The existing ground sign, for which the application for modification is sought, has internal illumination and will be mounted on the existing stand. The stand is supported by an upright steel beam fixed permanently to the ground with concrete and is wholly independent of any building for support. No modification of the existing stand is intended under this application. The new sign shall be internally illuminated by digital LED lights from an independent power source and mounted by the contractor listed in the application. See Chapter 21, section 21 – 4(a)(5) of the DeKalb County Code of Ordinance.
6. The square feet of the remodeled electronic sign shall be 144 sq. ft, which is below the maximum 200 sq. ft allowed under the ordinance. See Chapter 21, section 21 – 20 (b) of the DeKalb County Code of Ordinance.
7. The height of the remodeled electronic sign will be 20 ft from the ground, meeting the ordinance requirements. See Chapter 21, section 21 – 18 of the DeKalb County Code of Ordinance.
8. Records of the most recent electronic sign modification approval by the former director of planning and development are attached herein for review. The application for a similar sign permit was granted on 07/25/2019, and all terms were grandfathered into the sign approval. However, due to the COVID pandemic, sign materials were not available in time for installation. See Permit # 3039492. **Exhibit "C"**.
9. Record of the SITE PLAN with the location of the electronic sign is attached herein. **Exhibit "D"**. See Chapter 21, section 21 – 4(a)(8) of the DeKalb County Code of Ordinance.

10. Record of Electronic sign drawing with dimensions (Width 16 ft X Height 9 ft) is well below the maximum dimension allowed under the ordinance. The ground sign support, standing at a height of 11 feet, will make the total height of the ground sign 20 feet. **Exhibit "B"**. See Chapter 21, section 21 – 20(b) of the DeKalb County Code of Ordinance.

CONCLUSION

For the reasons listed above, the director's denial decision should be overruled and the applicant's sign permit issued accordingly.

Respectfully submitted

10/20/2025



Gege Odion,
Applicant /Owner

Permit Activity Update

From: noreply-cloudnotification@infor.com

To: gegeodion@aol.com

Date: Wednesday, October 15, 2025 at 04:56 PM EDT

**DeKalb County**
GEORGIA**Permitting Division**DEPARTMENT OF PLANNING
& SUSTAINABILITY

Hello GEGE ODION,

Your Sign Permit Building Permit application # 3174752 at 2851 CANDLER RD Decatur GA 30034 was found to be incomplete and in need of corrections.

Review #	Review Type	Result	Comments
804639	DEV OVERLAY DISTRICT REVIEW	Failed	
804640	DEV ZONING REVIEW	Failed	

Please log on to the portal at <https://epermits.dekalbcountyga.gov/>, locate your permit and open it for editing, then make the corrections/changes above. Once the corrections/changes have been made, locate the Resubmit link at the top of the page and click it to provide your reply comments to the reviewer.

Thank you for doing business in Unincorporated DeKalb County!

Best Regards,
DeKalb County Permitting Division
178 Sams Street.
Decatur, GA 30030

EXHIBIT "A"

RE: 3174752: 2851 CANDLER RD Decatur GA 30034

From: Chance, Carroll C (ccchance@dekalbcountyga.gov)

To: gegeodion@aol.com

Date: Thursday, October 16, 2025 at 10:35 AM EDT

https://library.municode.com/ga/dekalb_county/codes/code_of_ordinances?nodeId=CODECO_CH27ZO_ART3OVDIRE_27-3.33_DIVISION_33IN20COCOUSOVDI_S3.33.19SIRE

Mr. Carroll Chance

Current Planner

DeKalb County Government | Department of Planning & Sustainability

Current Planning | Zoning Division

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

Email: CCChance@DeKalbcountyga.gov

Office: 470-8297483

[Click here for Permit Status and Tracker](#)

[Click here for Permit Guide](#)

[Click here for Zoning Map](#)

**DeKalb County does not require payment by wire transfer.
Be aware of scammers and fraudulent emails.**



From: Chance, Carroll C

Sent: Wednesday, October 15, 2025 9:49 AM

To: gegeodion@aol.com

Subject: 3174752: 2851 CANDLER RD Decatur GA 30034

Mr. Odion,

Good morning I will follow up with you in 24 hours.

Cordially

EXHIBIT "A"

Carroll Chance

Mr. Carroll Chance

Current Planner

DeKalb County Government | Department of Planning & Sustainability

Current Planning | Zoning Division

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

Email: CCChance@DeKalbcountyga.gov

Office: 470-8297483

[Click here for Permit Status and Tracker](#)

[Click here for Permit Guide](#)

[Click here for Zoning Map](#)

DeKalb County does not require payment by wire transfer.

Be aware of scammers and fraudulent emails.



Sec. 3.33.19. - Sign regulations.

All lots in the I-20 Corridor Overlay District shall comply with all requirements of chapter 21 subject to the following additional regulations:

- A. Signs shall be designed so as to be compatible with the I-20 Corridor Design Standards;
- B. All ground signs shall be monument style signs with a base and framework made of brick; the design of ground signs must comply with the I-20 Overlay District Design Guidelines;
- C. Each lot shall have no more than one (1) ground sign;
- D. The sign area of ground signs shall not exceed thirty-two (32) square feet, unless the lot contains a shopping center, in which case ground signs are limited to sixty-four (64) square feet;
- E. Ground signs shall not exceed a height of six (6) feet, unless the lot contains a shopping center, in which case ground signs shall not exceed a height of fifteen (15) feet;
- 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 façade of the ground floor of the building or seventy-five (75) square feet, whichever is less;
- G. Wall signs shall be located on the primary building façade and within fifteen (15) feet of the public right-of-way;
- H. Window signs are prohibited;
- I. Banners are prohibited;
- J. Wall-mounted signs shall be channel cut letters applied directly to the building façade. Flashing, animated, marquee, sound emitting, fluorescent, rotating or otherwise moving signs are prohibited;
- K. Sign shape and lettering shall be limited as follows:
 - 1. Signs with more than two (2) faces are prohibited;
 - 2. Sign facing shall be flat in profile and shall not exceed a thickness of eight (8) inches;
 - 3. Sign faces shall be parallel;
 - 4. 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; and
 - 5. Sign lettering shall be of an opaque material.
- L. Any violation of this section shall be punishable by fine not exceeding five hundred dollars (\$500.00) or imprisoned for a term not to exceed six (6) months, or both.

(Ord. No. 15-06, 8-25-2015)

DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief Executive Officer
Michael Thurmond

Director
Andrew A. Baker, AICP

October 19, 2018

Gege Odion
2581 Candler Road
Decatur, Georgia 30034

RE: Parcel# 15-120-02-085 aka 2851 Candler Rd., Decatur, Georgia 30034

This is to confirm that the above-referenced portion of real property lying and being in Land Lot 120 of the 15th District Parcel 02-085 of DeKalb County, Georgia, which is described as **2851 Candler Rd** and being further described by the DeKalb County zoning map has a zoning classification of **C-1 (Local Commercial)**. The reference property was under Unincorporated DeKalb zoning in the **I-20 Overlay District, Tier 1** of which additional use and development standards are found in Article#3 27-3.35, Division 35 of the DeKalb County Code.

Attached are copies of excerpts from the DeKalb County Zoning Code, Chapter 27 adopted September 1, 2015 pertaining to Article 4.1 - Use Regulations and 27-2.29, **C-1 (Local Commercial)**. The total zoning code should be consulted for all applicable zoning standards pertaining to the overlay district, site design, buffering, landscaping and parking. The Zoning Code is available in its entirety at our website at planningdekalb.net website, select Zoning Code or www.municode.com

A search of DeKalb County records does not indicate any variances, special land use permits or conditions but does include overlay district which has been issued for the referenced property.

If there are any existing nonconforming use(s) of land and structure(s) please refer to DeKalb Code Section, Article 8 – Nonconformities. 8.1.1. Within the zoning districts established by this chapter, or by amendments that may later be adopted, there exist lots, uses of land, uses of land and buildings, uses of land and structures, and characteristics of buildings, structures and sites which were lawful before the effective date of this chapter's adoption or amendment, but that are now prohibited under the terms of this chapter or due to future amendments, collectively referred to as nonconforming situations. Such nonconforming situations are hereby declared to be incompatible with authorized and permitted uses in the zoning districts involved. It is the intent of the board of commissioners to require the cessation of certain nonconforming situations and to permit others to continue until they are otherwise removed or cease. It is further the intent of the board of commissioners that nonconforming situations not be used as grounds for adding other buildings, structures, or uses of land prohibited by this chapter, and that no such non-conforming building, structure, or use of land be enlarged, expanded, moved, or otherwise altered in a manner that increases the degree of nonconformity, except where expressly authorized in this Zoning Ordinance.

This confirmation is made as of the date of this letter and does not constitute any representation or assurance that the property will remain in the zoning classification for any specified period of time, nor that this confirmation may be solely relied upon for the issuance of any permits or other official documents.

Sincerely,



Tanya Fleming
Administrative Specialist

EXHIBIT "B"



45 120 02 004

S-16-20500

65 12 03 913



Candler Rd

2852
15121 06 014

2854

15:21:06.00

1512004089

15 120 02 089

2849

15 120 62 890

2850

C-1
2849

284

$$\sqrt{\frac{44.12}{44.104}}$$

5

2851 Candler Road



Date Printed: 10/18/2018



Colleges Choosing the Database

The most recent data, compiled in Dutch Country's Geographic Information System (GIS) are subject to constant change. While Dutch Country strives to provide accurate and up-to-date information, the information is provided "as is" without warranty, representation or guarantee of any kind as to the content, accuracy, timeliness, exclusivity or completeness of any of the database information provided herein. Dutch Country, therefore, disclaims all warranties, express, implied, or otherwise, and agrees to be held harmless by any special, indirect, or consequential damages, including those arising from the use or the inability to use the data. The data are provided "as is" without warranty, representation, or other conditions, either oral or in writing, and the user assumes all responsibility for the use of the data and any loss or damage resulting therefrom. The maps and data are not suitable for site-specific decisions and may not be used as a legal description. The areas depicted by these maps are approximations, and are not necessarily accurate to surveying or engineering tolerances.



Department of Planning & Sustainability
Non-Residential Sign Permit

PERMIT # 3039492

To schedule an inspection call (404)371-3010

Project

Permit Type: Sign

Project: OPTIWORLD VISION CENTER

Work Type: NEW CONSTRUCTION

Sign Type: Restaurant

Phone Number of Record: (999)999-9999

Primary Contact: SIRIS PROPERTY MANAGEMENT

Occupancy Type: Business

Inspection Zone:

Property

Address: 2851 CANDLER RD DECATUR GA 30034

Zoning: C-1

Land Use: TC

Census: 284.10

Parcel ID: 15 129 02 085

District: GD03 SD06

Contacts

Owner:

SIRIS PROPERTY MANAGEMENT LLC

2851 CANDLER RD

DECATUR, GA 30034

(999)999-9999

GEGEODIGN@AOL.COM

Contractor's Business License: 128456

Applicant:

GEGE ODION

2851 CANDLER RD

DECATUR, GA 30034

(770)265-6450

Contractor:

TBD

DEFAULT

(999)999-9999

DEFAULT@DEFAULT.COM

Trade License:

Description Of Sign

Type	Length	Width	Area	Illumination	Other Description
Ground	12	10	120		
Distance From Curb			Street Name		

Comments

EXISTING SIGN TO ELECTRONIC AT OPTIWORLD VISION CENTER LOCATED AT 2851 CANDLER ROAD

Processing

Total Fee: \$150.00

Issue Date: 07/25/2019

Processed By: PMPRICE

Issued By: REHILL

EXHIBIT "C"



#3039492

404.371.2155 (o)
404.371.4556 (f)
DeKalbCountyGa.govClark Harrison Building
330 W. Ponce de Leon Ave
Decatur, GA 30030Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Andrew A. Baker, AICP

SIGN PERMIT APPLICATION

IN ORDER TO BE PROCESSED, ENTIRE APPLICATION MUST BE COMPLETED, SIGNED, NOTARIZED AND HAVE ALL REQUIRED DOCUMENTS ATTACHED (SEE APPLICATION CHECKLIST). INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

Sign Location		LOT SIZE: 0.98 ACRE	
Street Address: 2851 CANDLER ROAD, DECATUR 30034			
Suite Number	Tenant Square Footage: 0.98 ACRE		
City: DECATUR		Zip 30034	
District: C-1	Land lot: 120	Block: 15 TH	Parcel: 02-085
Building face of individual tenant:			
Business Name: OPTIWORLD VISION CENTER		Sign Contractor: GEGE ODION / TO BE DETERMINED	
Business Owner's Name: GEGE ODION		Address: 2851 CANDLER RD	
Address: 2851 CANDLER RD		City: DECATUR	State: GA Zip: 30034
City: DECATUR	State: GA	Zip: 30034	Bus. Lic. #
County: DEKALB			
Tel#: 404 244 8787	E-Mail: gegeodion@aol.com	Telephone: 770 265 6450	E-Mail: gegeodion@aol.com
ZONING DISTRICT: C-1		OVERLAY DISTRICT: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Specify TIER 1	
		Certificate of Compliance: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	

SIGN TYPES: WL: Wall sign GN: New ground sign CA: New cabinet on existing ground sign TP: Tenant panel replacement
DIR: Directional sign OT: Other type of sign

SIGN TYPE	SIZE OF SIGN FACE		Total AREA SQ. FT	HEIGHT OF FREE STANDING SIGNS:	SETBACK OF FREE STANDING SIGNS FROM CLOSEST STREET & CURB CUT	TYPE OF LIGHTING*	SIGN FEE
	LENGTH	WIDTH					
1 GN	12 FT	X 10 FT	120'	20'	10'	ELECTRONIC DIGITAL	
2	FT	FT X					
3	FT	FT X					
4	FT	FT X					
5	FT	FT X					

* LIGHTING TYPES: ☐ None ☐ Indirect ☐ Direct ☐ Internal☒ Electronic

CONVERSION OF EXISTING SIGN TO ELECTRONIC

NOTE: IF SIGN IS TO BE ILLUMINATED/ELECTRIFIED DO NOT PROCEED WITH WIRING

UNTIL ELECTRICAL PERMIT IS OBTAINED BY LICENSED ELECTRICAL CONTRACTOR

I, GEGE ODION, DO SOLEMNLY SWEAR THAT THE INFORMATION ON THIS APPLICATION IS TRUE, AND THAT NO FALSE OR MISLEADING STATEMENT IS MADE HEREIN TO OBTAIN A SIGN PERMIT. I UNDERSTAND ALSO THAT I MUST COMPLY WITH ALL COUNTY ORDINANCES AND REGULATIONS. I FURTHER HEREBY AGREE TO INDEMNIFY AND HOLD THE COUNTY HARMLESS OF ALL DAMAGES, DEMANDS, OR EXPENSES OF ANY KIND WHICH MAY BE CAUSED BY THE SIGN(S) AND/OR SIGN STRUCTURE(S).

DATE: JUL 22, 2019 APPLICANT'S SIGNATURE: [Signature]
TEL# 770 265 6450 APPLICANT'S PRINTED NAME: GEGE ODION

PROVIDE PROPOSED MESSAGE IF DIFFERENT THAN BUSINESS NAME:

DEPARTMENT OF PLANNING & SUSTAINABILITY

Section 21-20(d) In addition to those regulations set forth in subsection (a) and (b) above, no person may maintain a lot zoned for commercial use where the aggregate signable area exceeds four hundred fifty (450) square feet, or two (2) square feet of signage for each one hundred (100) square feet of floor area, whichever is greater, regardless of the construction, placement or type of sign or signs. (Ord. No. 13-03, Pt. I, 6-10-03)

NOTE: for the purpose of this document, consider only signs visible from the exterior of the building(s). Include all ground, wall and canopy signs. Temporary signs do not apply. Sign area shall be measured as specified by Chapter 21 of the DeKalb County Code.

EXISTING AGGREGATE SIGN AREA*


***Only if site has 22,500 square feet of commercial retail space or less**

Please provide the following information:

Location (Address of Property)	Size of Property (square feet or acreage)
2851 CANDLER RD DECATUR GA 30034	0.98 ACRE
Total Floor Area (Square feet) Of all buildings on the property (please see NOTE above) 5000 sq. ft.	X 0.02 = Total square footage of sign area allowed on the site (see Section 21-20.d)

Sign Type	Square Footage
Ground Sign	120
Wall Sign	
Canopy Sign	
Total	
Date	07-22-2019

I, GEGE ODION, do solemnly swear that the information on this document is true and accurate, and that no false or misleading information or statement is submitted herein to obtain a sign permit. I understand that if I provide false or misleading information or statements in this document I may be subject to criminal prosecution and/or immediate revocation of any sign permit issued as a result of this document. I understand that I must comply with county ordinances and regulations.

Signed: 

Name Printed: GEGE ODION

DeKalb County

404.371.2155 (o)
404.371.4556 (f)
DeKalbCountyGa.gov

Clark Harrison Building
330 W. Ponce de Leon Ave
Decatur, GA 30030

DEPARTMENT OF PLANNING & SUSTAINABILITY

AUTHORIZATION OF THE PROPERTY OWNER

I hereby authorize the tenant OPTIWORLD VISION CENTER
to install a sign on the Subject Property 2851 CANDLER ROAD, DECATUR 300

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

I hereby certify that I am the Owner or Agent of the Owner of the property subject to the application.

DATE: 07-25-2019 Owner/Agent: GEORGE ODION
Printed Name

DATE: _____ Owner/Agent: _____
Signed Name

WORLD®

Committed to your vision care

Dr. Odion & Assoc.

EXAMS * GLASSES * CONTACTS

404-244-8787

**WALK-INS
WELCOME**

**DOC IS IN
2 PT FREE FRAM**

Use Your Vision Benefits by Dec. 31st

CAUTION
SCHOOL

NOW OPEN

**EMISSION
INSPECTION**

CERTIFIED

20

DEPARTMENT OF PLANNING & SUSTAINABILITY

Section 21-22. Electronic Signs in M, M-2, C-1 and C-2 zoning districts.

(a) Electronic signs shall be allowed only in C-1, C-2, M, and M-2 zoning districts, but only if the electronic sign complies with all of the following requirements:

- (1) No message may be displayed for less than one (1) second;
- (2) No message may be repeated at intervals of less than two (2) seconds;
- (3) No segmented message may last longer than ten (10) seconds; and
- (4) No traveling message may travel at a rate slower than sixteen (16) light columns per second or faster than thirty-two (32) light columns per second.

I understand that these are the DeKalb County Standards for Electronic Signs and that I will abide by these requirements. I am aware that failure to comply with said requirements would result in revocation of sign permit and/or legal action by DeKalb County.

OPTIWORLD VISION CENTER

Business Name

License # 229334

Business

2851 CANDLER ROAD, DECATUR GA 30034

Address and Suite #

GEGE ODION

Property Owner Name

Authorization

Property Owner Signed

[Signature]

Applicant Signature

Date:

07-22-2019



DeKalb County Planning & Development Department

Burrell Ellis
Chief Executive Officer

Sign Permit Affidavit

Except as specifically excluded from the provisions of Chapter 21 of the DeKalb County Code of Ordinances it shall be unlawful for any person to post, display, substantially change, or erect a sign in the unincorporated county without first having obtained a sign permit or any other permit required by this chapter or other ordinances of the county. (See Code of DeKalb County Section 21-3 and 21-9)

Business Location 2851 CANDLER ROAD, DECATUR GA 30034
Street Address City/State/Zip

Business Name OPTIMIZED VISION CENTER, LLC

Business License Account # 00229334

Initial in the area that represents the sign status of the business submitting for this application.

Do you have any sign(s) at your business location? Yes G.O. No _____

If sign(s) are at your business location, do you have a sign permit in your possession for all the signs erected? Yes G.O. No _____

If you have sign(s) at your business location and do not have a sign permit, you have 60 days after the date on this affidavit to secure a sign permit for this location. If you are unable to secure a sign permit for the existing sign(s), the sign must be removed or brought into conformance to the requirements of DeKalb County Code of Ordinances Chapter 21.

If you have existing permitted sign(s), your signature below means that you understand and acknowledge that a sign permit is required for any changes to the existing sign. G.O. initials

If no sign(s) are at the business location now, your signature below means that you understand and acknowledge that a sign permit is required before any sign may be installed or erected? _____ initials

Note: Your business license application will not be processed until all of the above information has been identified and initialed by the applicant.

To download a copy of the sign permit application and the checklist go to www.dekalbcountyga.gov/planning and look for forms.

[Signature]
Signature

July 22nd, 2019
Date

GEORGE ODION
Print (Name)

Confirmation of Payment

3174752

From: ACI Payments, Inc. - Customer Service (customerservice@acipayonline.com)

To: gegeodion@aol.com

Date: Tuesday, September 30, 2025 at 05:57 PM EDT

ACI PAYMENTS, INC.

Dear ACI Payments, Inc. Customer:

Thank you for selecting ACI Payments, Inc. for electronic payment of Permit Payments (As of 6/1/18). Your payment of \$100.00 was sent to DeKalb County Permits on 09-30-2025. Your confirmation number is 170633.

To check the status of your payment, visit the ACI Payments, Inc. Web site at https://acipayonline.com/pc_paym.jsp. Please be prepared to provide your e-mail address gegeodion@aol.com and one of the following two items:

-Your confirmation number, 170633

OR

-The last four digits of the card you used for payment, 1006

To become a registered user of ACI Payments, Inc., enabling you to access your complete tax and fee payment history, visit our web site at http://acipayonline.com/pc_sign.jsp.

Again, thank you for using ACI Payments, Inc. We hope you enjoy the convenience, cash management, and payment card benefits earned from your payment.

EXHIBIT "E"

Online Payment Confirmation

From: noreply-cloudnotification@infor.com (noreply-cloudnotification@infor.com)

To: gegeodion@aol.com

Date: Tuesday, September 30, 2025 at 05:58 PM EDT



DeKalb County
GEORGIA

Online Payment Confirmation

DEPARTMENT OF
PLANNING
& SUSTAINABILITY

Online Payment Confirmation:

Amount: \$100.0000

Date: 9/30/2025 5:54:39 PM

ACI Payments, Inc.
6060 Coventry Drive
Elkhorn, NE 68022
acipayonline.com

Transaction #: 585862

Note: You should also receive a separate email from ACI Payments, Inc. - Customer Service (customerservice@acipayonline.com) with additional details of the payment transaction. If you do not see the confirmation message from ACI, please check your bulk or spam folder.
Thank you for doing business in Unincorporated DeKalb County!

Best Regards,
DeKalb County Department of Planning and Sustainability
330 W. Ponce De Leon Ave.
Decatur, GA 30030

330 W. Ponce De Leon Ave. Decatur, GA 30030 | (404) 371-2155 option 4.

Questions? Call toll-free 1-800-487-4567.

Customer Service
ACI Payments, Inc.
Corporation



DeKalb County

3174752

404.371.2155 (o)
404.371.4556 (f)
DeKalbCountyGa.govClark Harrison Building
330 W. Ponce de Leon Ave
Decatur, GA 30030Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Andrew A. Baker, AICP

SIGN PERMIT APPLICATION

IN ORDER TO BE PROCESSED, ENTIRE APPLICATION MUST BE COMPLETED, SIGNED, NOTARIZED AND HAVE ALL REQUIRED DOCUMENTS ATTACHED (SEE APPLICATION CHECKLIST). INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

Sign Location		LOT SIZE: 0.98 ACRES	
Street Address: 2851 CANDLER RD DECATUR GA 30034			
Suite Number	Tenant Square Footage: 2,400 SQ. FT		
City DECATUR	Zip 30034		
District: 15th	Land lot: 120	Block:	Parcel: 02-085
Building face of individual tenant:			

Business Name ^{me} OPTIWORLD VISION CENTER LLC		Sign Contractor SIGNAL SIGNS OF GA, INC.	
Business Owner's Name DR. GEGE ODION		Address 4440 SIX FLAGS PARKWAY	
Address 2851 CANDLER RD.		City MABLETON	State GA
City DECATUR	State GA	Zip 30034	County COBB
Tel# 770 265 6450	E-Mail gegeodion@aol.com	Telephone# 678 919 7038	E-Mail Tom.tyson@signalsigns.com
ZONING DISTRICT: C-1		OVERLAY DISTRICT: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Specify 1-20 OVERLAY DISTRICT, TIER 1	
		Certificate of Compliance: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	

SIGN TYPES: WL: Wall sign GN: New ground sign CA: New cabinet on existing ground sign TP: Tenant panel replacement
DIR: Directional sign OT: Other type of sign

SIGN TYPE	SIZE OF SIGN FACE		Total AREA SQ. FT	HEIGHT OF FREE STANDING SIGNS:	SETBACK OF FREE STANDING SIGNS FROM CLOSEST STREET & CURB CUT	TYPE OF LIGHTING*	SIGN FEE
	LENGTH	WIDTH					
1 GN	FT 16'	X 9'	144'	20'	10'	ELECTRONIC DIGITAL SIGN	
2	FT	FT X					
3	FT	FT X					
4	FT	FT X					
5	FT	FT X					

* LIGHTING TYPES: • None • Indirect • Direct • Internal

• Electronic CONVERSION OF EXISTING SIGN TO ELECTRONIC

NOTE: IF SIGN IS TO BE ILLUMINATED/ELECTRIFIED DO NOT PROCEED WITH WIRING UNTIL ELECTRICAL PERMIT IS OBTAINED BY LICENSED ELECTRICAL CONTRACTOR

I, GEGE ODION DO SOLEMNLY SWEAR THAT THE INFORMATION ON THIS APPLICATION IS TRUE, AND THAT NO FALSE OR MISLEADING STATEMENT IS MADE HEREIN TO OBTAIN A SIGN PERMIT. I UNDERSTAND ALSO THAT I MUST COMPLY WITH ALL COUNTY ORDINANCES AND REGULATIONS. I FURTHER HEREBY AGREE TO INDEMNIFY AND HOLD THE COUNTY HARMLESS OF ALL DAMAGES, DEMANDS, OR EXPENSES OF ANY KIND WHICH MAY BE CAUSED BY THE SIGN(S) AND/OR SIGN STRUCTURE(S).

DATE: 09-22-2025 APPLICANT'S SIGNATURE: gegeodion
TEL# 770 265 6450 APPLICANT'S PRINTED NAME: GEGE ODION

PROVIDE PROPOSED MESSAGE IF DIFFERENT THAN BUSINESS NAME:

Revised 1-19-17



DeKalb County

404.371.2155 (o)
404.371.4556 (f)
DeKalbCountyGa.gov

Clark Harrison Building
330 W. Ponce de Leon Ave
Decatur, GA 30030

DEPARTMENT OF PLANNING & SUSTAINABILITY

Section 21-22. Electronic Signs in M, M-2, C-1 and C-2 zoning districts.

(a) Electronic signs shall be allowed only in C-1, C-2, M, and M-2 zoning districts, but only if the electronic sign complies with all of the following requirements:

- (1) No message may be displayed for less than one (1) second;
- (2) No message may be repeated at intervals of less than two (2) seconds;
- (3) No segmented message may last longer than ten (10) seconds; and
- (4) No traveling message may travel at a rate slower than sixteen (16) light columns per second or faster than thirty-two (32) light columns per second.

I understand that these are the DeKalb County Standards for Electronic Signs and that I will abide by these requirements. I am aware that failure to comply with said requirements would result in revocation of sign permit and/or legal action by DeKalb County.

OPTICWORKS MEDICAL & VISION CENTER, LLC

Business Name

License #

Business

229334

Address and Suite #

2851 CANDLER RD DECATUR GA 30034

Property Owner Name

Authorization

Property Owner Signed

GEGE ODION

[Signature]

Applicant Signature

[Signature]

Date:

09-22-2025

DEPARTMENT OF PLANNING & SUSTAINABILITY

Section 21-20(d) In addition to those regulations set forth in subsection (a) and (b) above, no person may maintain a lot zoned for commercial use where the aggregate signable area exceeds four hundred fifty (450) square feet, or two (2) square feet of signage for each one hundred (100) square feet of floor area, whichever is greater, regardless of the construction, placement or type of sign or signs. (Ord. No. 13-03, Pt. I, 6-10-03)

NOTE: for the purpose of this document, consider only signs visible from the exterior of the building(s). Include all ground, wall and canopy signs. Temporary signs do not apply. Sign area shall be measured as specified by Chapter 21 of the DeKalb County Code.

EXISTING AGGREGATE SIGN AREA*

***Only if site has 22,500 square feet of commercial retail space or less**

Please provide the following information:

Location (Address of Property)	Size of Property (square feet or acreage)
2851 CANDLER RD DECATUR GA 30034	0.98 ACRE
Total Floor Area (Square feet) Of all buildings on the property (please see NOTE above) 5000 SQ. FT.	X 0.02 = Total square footage of sign area allowed on the site (see Section 21-20.d)

Sign Type	Square Footage
Ground Sign	144
Wall Sign	
Canopy Sign	
Total	
Date	09-24-2025

I, GEGE ODION, do solemnly swear that the information on this document is true and accurate, and that no false or misleading information or statement is submitted herein to obtain a sign permit. I understand that if I provide false or misleading information or statements in this document I may be subject to criminal prosecution and/or immediate revocation of any sign permit issued as a result of this document. I understand that I must comply with county ordinances and regulations.

Signed: GEGE ODION

Name Printed: GEGE ODION



DeKalb County

404.371.2155 (o)
404.371.4556 (f)
DeKalbCountyGa.gov

Clark Harrison Building
330 W. Ponce de Leon Ave
Decatur, GA 30030

DEPARTMENT OF PLANNING & SUSTAINABILITY

AUTHORIZATION OF THE PROPERTY OWNER

I hereby authorize the tenant GEGE ODION % OPTIWORLD M + V. CTR
to install a sign on the Subject Property 2851 CANDLER RD., DECATUR GA 30030

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

I hereby certify that I am the Owner or Agent of the Owner of the property subject to the application.

There is an existing sign on the property that is grandfathered.

DATE: 09-14-2025

Owner/Agent: GEGE ODION

Printed Name

DATE: 09-22-2025

Owner/Agent: [Signature]

Signed Name



Department of Planning & Sustainability
Non-Residential Sign Permit
PERMIT # 3003956

To schedule an inspection call: (404)371-3010

Project:

Permit Type: Sign

Project: OPTIWORLD VISION CENTER

Work Type: NEW CONSTRUCTION

Sign Type: Permanent

Phone Number of Record: (404)244-8787

Primary Contact: OPTIWORLD VISION CENTER,

Occupancy Type: Business

Inspection Zone:

Property:

Address: 2851 CANDLER RD DECATUR GA 30034-

Zoning: C-1

Land Use: TC

Census: 234.10

Parcel ID: 15 120 02 085

District: CD03 SD06

Owner:

SIRIS PROPERTY MANAGEMENT LLC

2851 CANDLER RD

DECATUR, GA 30034

(999)999-9999

GEGEODION@AOL.COM

Applicant:

GÉGE ODION

2851 CANDLER RD

DECATUR, GA 30034

(770)265-6450

gegeodion@aol.com

Contractor:

OPTIWORLD VISION CENTER, LLC

2801 CANDLER RD

DECATUR, GA 30034-

(404)244-8787

gegeodion@aol.com

Contractor's Business License: GA001402

Trade License: -

Details of Sign:

Type	Length	Width	Area	Illumination	Other Description
Wall/Canopy	4	10	40	NONE	wall sign
Ground	4	8	32	NONE	monument ground
Ground	12	10	120	INTERNAL	grandfathered pole sign

Distance from Curb:

10

Street Name:

CANDLER

Comments:

8-1-18 Fees for this sign permit were applied under AP #820435 submitted on 3-12-12 per the Permits Manager. 7-12-18 : 4 WALL SIGNS AND 1 GROUND AND 1 POLE SIGN 7-27-18: Existing pole sign is grandfathered. It is okay for it to remain on the site. Applicant removed 3 wall signs. 7-27-18; The permit is now for only one (1) ground sign one (1) wall sign. 03/19/2012: Walls signs as depicted on application are not allowed. All signs must be channel cut. Spoke to Applicant (GEGE) on 03/19/2012 and he will stop by to see me on 03/20/2012 to discuss application. KFHILL. COMM SIGN This Permit is Issued in Overlay District - CANDLER ROAD OVERLAY DISTRICT

Processing:

Total Fees: \$0.00

Issue Date: 08/01/2018

Processed By: RASATTER

Issued By: RASATTER

CITY OF MABLETON
BUSINESS LICENSE CERTIFICATE

P.O BOX 491
Mableton, GA 30126

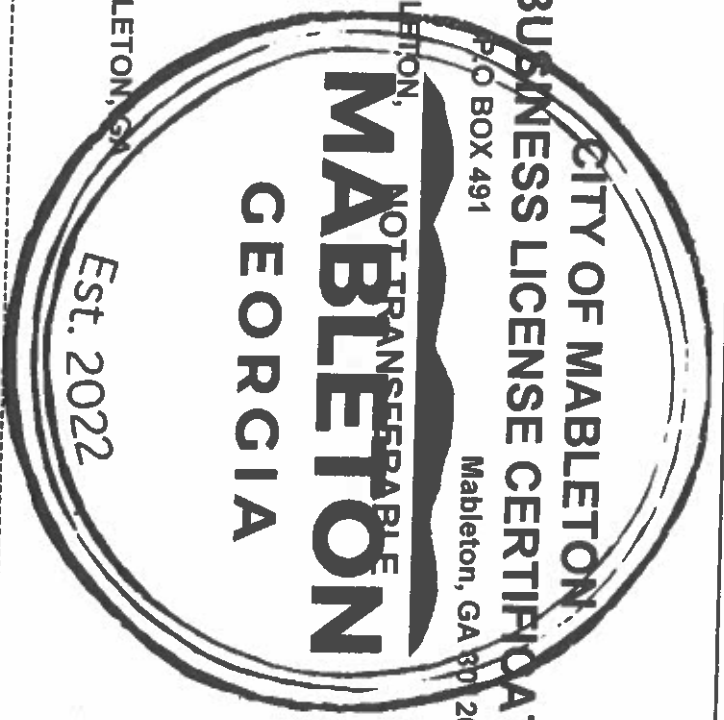
BUSINESS LOCATION
440 SIX FLAGS PKWY, MABLETON,
GA 30126
DATE ISSUED
01-07-2025

CERTIFICATE NUMBER
2025-00167

FOR YEAR
2025

CERTIFICATE EXPIRES
12-31-2025

SIGNAL SIGNS OF GA, INC.
SIGNAL SIGNS OF GA, INC.
440 SIX FLAGS PKWY, MABLETON, GA
30126



CERTIFICATE MUST BE DISPLAYED
THIS CERTIFICATE IS NOT VALID IF OWNERSHIP OR BUSINESS LOCATION CHANGES

BUSINESS DESCRIPTION

CLASSIFICATION CODE
339951
MANUFACTURER - SIGNS
CLASSIFICATION NAME

AMOUNT
\$1,921.00

THIS CERTIFICATE IS A MERE PRIVILEGE SUBJECT TO BE ANNULLED BY THE CITY OF MABLETON.
PLEASE FOLLOW ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS GOVERNING YOUR BUSINESS.
PLEASE ALSO WORK AS A COMMUNITY PARTNER TO HELP KEEP MABLETON BEAUTIFUL!



Department of Planning & Sustainability
Division of Business Licensing
178 Sams Street, Decatur, GA 30030
(404) 371-2461
BUSINESS AND OCCUPATIONAL TAX CERTIFICATE

OPTIWORLD MEDICAL & VISION CENTER, LLC.
2851 CANDLER RD
DECATUR GA 30034-

Business Name:
OPTIWORLD MEDICAL & VISION CENTER, LLC.
2851 CANDLER RD
DECATUR GA 30034-

This is your Business and Occupation Tax Certificate for 2025. We are pleased that you are doing business in DeKalb County and hope you have great success in your enterprise this year.

.....
Detach the certificate below and display it for public view at your place of business.
This certificate must be displayed for public view

Not Transferable

Department of Planning & Sustainability
178 Sams Street, Decatur, GA 30030
BUSINESS AND OCCUPATIONAL TAX CERTIFICATE

OPTIWORLD MEDICAL & VISION CENTER,
LLC.
2851 CANDLER RD
DECATUR GA 30034-



DeKalb County
GEORGIA

20

25

ACCOUNT: 229334

**EXPIRES:
12/31/2025**

OPTIWORLD MEDICAL & VISION CENTER,
LLC.
2851 CANDLER RD
DECATUR GA 30034-

Business Description: EYE CARE SERVICES

This certificate is only valid at this location and when the location conforms to DeKalb County's Zoning Regulations



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

07/18/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER InsuranceHub Leavitt Agency, Inc. 1720 Lakes Parkway Lawrenceville GA 30043		CONTACT NAME: CL Central PHONE (A/C, No, Ext): (770) 497-1200 E-MAIL ADDRESS: coi@insurancehub.com FAX (A/C, No): (770) 814-7187	
INSURED Siris Property Management, LLC 2851 Candler RD STE 205 Decatur GA 30034		INSURER(S) AFFORDING COVERAGE INSURER A: Transportation Insurance Company INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:	
		NAIC # 20494	

COVERAGES**CERTIFICATE NUMBER:** Master 25-26**REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			5085432310	09/13/2024	09/13/2025	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 Employment Practices \$ 10,000
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input type="checkbox"/> RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N/A					PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER**CANCELLATION**

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

© 1988-2015 ACORD CORPORATION. All rights reserved.

GEORGIA
DRIVER'S LICENSE

DRIVER'S LICENSE DL

DL NO. 037709001 1 DOB 07/23/1960
2 CLASS C 3 EXP 07/23/2020

4 GEGE
5 ODION

6 4870 RIVERSOUND DR
SNELLEVILLE, GA 30038-8540
GWINNETT

12 RST A
13 END NONE
14 ISS 06/04/2022
15 SEX M 16 EYES BRO
18 HGT 6'-01" 17 WGT 190-lb

19 4834 40420560020000



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

02/03/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Stanberry Insurance Agency, Inc. 715 E. Main St PO Box 577 Sylva NC 28779	CONTACT NAME: Vickie Oakes PHONE (A/C No, Ext): (828) 586-8926 E-MAIL ADDRESS: certrequest@stanberry-ins.com FAX (A/C, No): (828) 586-8929												
INSURED Signal Signs of GA, Inc. 440 Six Flags Parkway Mableton GA 30126	INSURER(S) AFFORDING COVERAGE <table><tr><td>INSURER A: Utica National Assurance Co.</td><td>NAIC # 10687</td></tr><tr><td>INSURER B: Utica National Insurance Co of Ohio</td><td>13998</td></tr><tr><td>INSURER C: Republic Franklin Insurance Co</td><td>12475</td></tr><tr><td>INSURER D: Graphic Arts Mutual Insurance Co</td><td>25984</td></tr><tr><td>INSURER E:</td><td></td></tr><tr><td>INSURER F:</td><td></td></tr></table>	INSURER A: Utica National Assurance Co.	NAIC # 10687	INSURER B: Utica National Insurance Co of Ohio	13998	INSURER C: Republic Franklin Insurance Co	12475	INSURER D: Graphic Arts Mutual Insurance Co	25984	INSURER E:		INSURER F:	
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INSURER F:													

COVERAGES**CERTIFICATE NUMBER:** 25-26**REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input type="checkbox"/> LOC <input checked="" type="checkbox"/> OTHER Contractual liability			5560021	02/13/2025	02/13/2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 500,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMPOPP AGG \$ 2,000,000 \$
B	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS ONLY			5560030	02/13/2025	02/13/2026	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
C	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input checked="" type="checkbox"/> RETENTION \$ 0			5560827	02/13/2025	02/13/2026	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000 \$
D	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N	N/A	5560033	02/13/2025	02/13/2026	<input checked="" type="checkbox"/> PER STATUTE <input checked="" type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER**CANCELLATION**DeKalb County
330 W. Ponce DeLeon Ave

Decatur

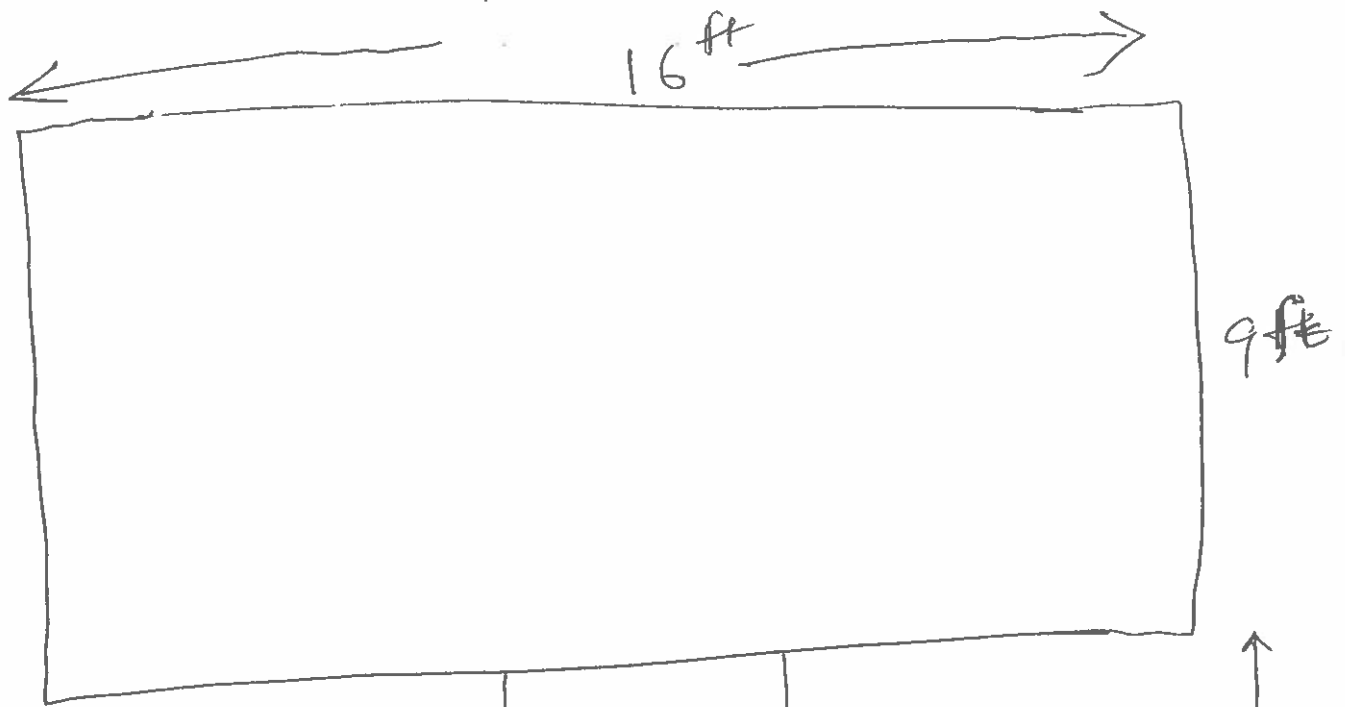
GA 30030

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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REMOTEZED ELECTRONIC SIGN
GROUND SIGN



11 ft

GROUND

EXHIBIT "B"