

**From:** [Charles Evans](#)  
**To:** [PLANCOM - Planning Commission; Jones, Jessica](#)  
**Subject:** [EXTERNAL] CONDITIONAL USE PERMIT STREAMLINING  
**Date:** Wednesday, March 11, 2026 4:24:58 PM  
**Attachments:** [PastedGraphic-1.tiff](#)

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Members of the Planning Commission and Ms Jones,

I welcome the proposed changes, and believe that they will go a long way in making this easier and less expensive for both the landlords and the business owners.

I have managed several industrial properties in the IL zone [Piner Road] for the past twenty five years.

During that time I have assisted several of my tenants in securing zoning clearances and use permits for their various business operations.

Most of these operators have very little experience with permitting and zoning issues. Most are on tight budgets because they are either starting a new business or moving their existing business to a new location. Accordingly, money is an issue and time is an issue.

**I support all of the proposed changes to the various Industrial Zone designation, and have a couple of suggestions:**

**Please consider adding the following to the last bullet point in the list of**

(2) Wholesaling and Distribution establishments [pg 92] in the Draft Amendments:



**Adding the following:**

- Stores primarily selling ....
  - Paint [example: Sherman Williams]
  - Tile and stone finishes [example: DalTile]
  - Major home appliances [example Asians/Airport Appliance]
  - Furniture [example: Scandinavian Design]
  - Mattress [example: Sleep World]

These are all stores that generally have either customer showrooms and samples with larger warehouse area for storage and shipping, or require a large area for storage, like furniture. As such, they all that generate low traffic and parking requirements on a 'per square foot' of building area basis.

Respectfully submitted,

Charles Evans  


