Lenzkes Clamping Tools, Inc.
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LENZKES

Universal Clamping Tools

September 13, 2011

Town of Christiansburg VA
Planning Commission

RE: Conditional Use Permit for 845 Radford Street/Blackburn's Automotive

Dear Randy Wingfield,

When Lenzkes Clamping Tools, Inc. purchased the property at 817-845 Radford Street in Christiansburg VA from Mr. Sam Tollison, the hope was it would be a good place to operate and expand not only our business but also the tenants that occupy our rental units. As we went from 1 to 20 employees, with this move to Radford Street and our future plans are to be at 35 to 40 employees within the next 3 to 5 years the large parking space here was a huge consideration. H & R Block Tax Service, which has been a long-term tenant of ours, requires ample parking for their customers and we could possibly lose them as tenants if this was not available. Snyder Roofing/Waterproofing another long-term tenant is expanding with a new business venture and is employing between 5 to 10 people.

We realize there may be more concerns with a business related to Automotive repair but they serve an important and necessary function. Considering this is zoned light industrial and there are other comparable businesses in this area, as long as rules and regulations are followed, a profitable business should be welcomed. Blackburn's does not operate a towing service in the sense that is how they make their money but there are times when an inoperatable car needs to be brought in for repair. If need be it would be helpful if they wanted to provide that service to further make their business successful. This could be done in the specified hours and only for the purpose of cars they would be repairing.

Greenspace is wonderful and when it is feasible should always be strongly encouraged. Of course in today's economy with existing businesses attempting to stay a float and provide jobs, the costs involved with establishing this greenspace after the fact could determine whether or not a business is able to operate at all. When you look at $30,000 to $50,000 to provide this greenspace this expense could destroy a business. Also, the eliminated parking would have an impact on business here. We do need to keep in mind the necessity for Lenzkes Clamping Tools as well as some of our tenants to have room to receive a semi-truck 1 -2 times a month to have product to operate with.

Even though rules, regulations and codes are necessary we must also have a balance so businesses can continue to thrive and operate and new companies will consider locating here. I believe this is what the Town of Christiansburg would like to see in their future!

Sincerely,

Michael Brocher
VP of Operations
Lenzkes Clamping Tools, Inc.