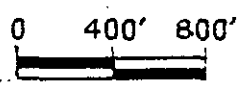


COUNTY OF HENRICO PLANNING OFFICE
 PT. 29-B2-1 PT. 29-A2-12, 18, 19
 29-A2-4, 7, 9, 11, 14, 15, 17

AIRPORT USE
 C-89C-88



VARINA DISTRICT



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

W.F. LaVECCHIA, P.E., AICP
County Manager

September 20, 1988

Re: Conditional Rezoning Case C-89C-88

Capital Region Airport Commission
Richmond International Airport
Box A-3
Richmond, Virginia 2321-5999

Gentlemen:

The Board of Supervisors at its meeting on September 14, granted your request to conditionally rezone from A-1 Agricultural and C-1 Conservation to M-1C Light Industrial District (Conditional), property described as follows:

Part of Parcel 29-B2-1 and Parcels 29-A2-4, 7, 9, 11, 14, 15, 17 and part of 12, 18, and 19, described as follows:

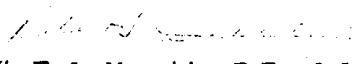
Beginning at the intersection of the centerline of Krouse Road with the centerline of Air Express Road, and running thence with said centerline of said Krouse Road N. 15° 19' 27" E., 605.40' to a point; thence with a curve to the left having a radius of 1,670.08', 161.09' to the point of intersection of said centerline of said Krouse Road with the centerline of Federal Road; thence continuing with said centerline of said Krouse Road with a curve to the left having a radius of 1,670.08', 129.10' to a point; thence with a curve to the right having a radius of 1,594.95', 279.28' to a point; thence N. 15° 24' 05" E., 1,443.95' to a point; thence with a curve to the left having a radius of 1,412.83', 397.37' to a point; thence N. 00° 41' 55" W., 134.23' to the point of intersection of said centerline of said Krouse Road with the centerline of Clarkson Road; thence continuing with said centerline of said Krouse Road N. 00° 41' 55" W., 157.70' to a point; thence with a curve to the left having a radius of 1,778.72', 398.33' to a point; thence N. 13° 31' 46" W., 456.39' to a point; thence with a curve to the right having a radius of 707.36', 1,075.10'; thence N. 73° 33' 11" E., 1,347.20' to a point; thence with a curve to the left having a radius of 650.84', 417.09' to a point; thence S. 33° 15' 00" E., 692.03' to a point; thence S. 03° 46' 30" W., 500.63' to a point in the northern edge of Taxiway R; thence with said northern edge of said Taxiway R N. 89° 45' 49" W., 162' to a point; thence with the northern extension of the centerline of Taxiway S South 11° 39' 47" W., 1,743.92' to a point marking the point of intersection of said centerline of said Taxiway S with the eastern extension of centerline of Clarkson Road; thence continuing with the centerline of said Taxiway S South 11° 39' 47" W., 700' to a point in said centerline; thence S. 36° 25' 07" E., 281.18' to a point in the centerline of Taxiway C; thence with the eastern edge of the asphalt apron S. 12° 15' 01" W., 1,289.32' to a point in the centerline of Taxiway AA; thence S. 80° 45' 32" W., 414.33' to a point in the centerline of Taxiway G; thence with said centerline of said Taxiway G S. 11° 43' 36" W., 187.44' to the point of intersection of said centerline of said Taxiway G with the eastern extension of the centerline of Federal Road; thence continuing with said centerline of said Taxiway G S. 11° 43' 36" W., 767.15' to a point marking the point of intersection of said centerline of said Taxiway G with the centerline of Taxiway F; thence with the centerline of said Taxiway F and the centerline of Air Express Road N. 74° 54' 52" W., 1,698.85' to the point of beginning, containing 246.41 acres more or less.

Capital Region Airport Commission
Page 2
September 20, 1988

The Board of Supervisors accepted the attached proffered conditions which further regulate the above described property in addition to all applicable provisions of Chapter 22, Code of Henrico (Zoning Ordinance).

The Planning Office has been advised of the action of the Board of Supervisors and will revise its records and place a copy of the accepted proffered conditions in the Conditional Zoning Index.

Sincerely,


W. F. LaVecchia, P.E., A.I.C.P.,
County Manager

Attachments:

cc: Clerk, Board of Supervisors
Supervisor, Real Estate Assessment
✓ Conditional Zoning Index
Mr. David D. Redmond



C-89C-88

PROFFERS FOR CONDITIONAL REZONING

ORIGINAL AMENDED

Pursuant to section 22-121(b) of the County Code, the owner or duly authorized agent hereby voluntarily proffers the following conditions which shall be applicable to the property, if rezoned:

Capital Region Airport Commission

Larry Spivey Executive Director

6/29/88

Signature of Owner or Applicant*

Date

* If Applicant is other than Owner, Form POF-004-3/87, Special Limited Power of Attorney must be submitted with this application.

1. The land shown outlined in red on Exhibit A (the "Land") shall be used as an airport which term shall include uses that are necessary, customary and/or accessory to the operation of an airport.

(a) Principal uses permitted for the Land which are necessary and customary, include without limitation: terminal buildings, hangars, runways, taxiways and aircraft parking areas, fuel and parts storage and sales, aircraft repair and sales facilities, heliports, automotive parking facilities, air cargo facilities and warehouses, fixed base operator facilities, recreational areas, office spaces, car rental facilities and ground transportation facilities.

(b) Accessory uses permitted include accessory uses customarily accessory and incidental to any permitted use, provided that restaurants, retail stores and sales and office buildings for the airport administration shall be limited to the Terminal Development Area, shown outlined in green on Exhibit A.

~~The Land may not be used for the manufacturing or testing of aircraft, except that the flight testing and manufacturing may be permitted by the Board of Supervisors after a public hearing conducted and advertised as specified in the Code of Virginia for all zoning matters.~~

*ODP
8/11/88*

Where approval of a plan of development, in accordance with Section 22-106 of the Henrico County Code, is required for construction of improvements on the Land, the approval for such plan of development shall be by the Board of Supervisors until such time as Section 22-11(b) or comparable section of the Henrico County Code is amended to delete the requirement that the Board of Supervisors approve plans of development for County-owned or County-leased buildings and properties of a conservational, cultural, administrative or public service type and publicly-owned or publicly-leased buildings and property of a recreational type.

RECEIVED

ACCEPTED BY THE BOARD OF SUPERVISORS ON SEPTEMBER 14, 1988.

PLANNING OFFICE

COUNTY OF HENRICO

PLANNING OFFICE