

PROPOSED ADDITIONAL
PARKING - 125.13 Acres

County of
Hanover

Approved 7/10/01

City of
Richmond

ZONING

P-12-02

FAIRFIELD DISTRICT

See: C-43C-02

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO



Virgil R. Hazelett, P.E.
County Manager

September 17, 2002

Re: Provisional Use Permit P-12-02

Richmond International Raceway
Douglas S. Fritz
P.O. Box 9257
Richmond, VA 23227

Dear Mr. Fritz:

The Board of Supervisors at its meeting on September 10, 2002, granted your request for a Provisional Use Permit in order to allow for additional acreage to be added to the Richmond International Raceway facility and to update the existing provisional use permit, on Parcels 797-748-0583 (86-A-1), 796-747-9944 (86-A-2; 5900 Richmond-Henrico Turnpike), 799-745-7579 (86-A-4), 795-743-1283 (96-A-29A), 796-745-8505 (96-A-29B), 794-743-0840 (96-A-30A), 796-740-2482 (96-A-42A) and 798-740-1078 (107-A-1A), subject to the following conditions:



1. The Department of Public Works shall approve all ingress and egress to or from the property.
2. Uses of the property shall be limited to those provided for and as shown on POD-45-01.
3. All areas adjacent to residentially zoned properties shall have a 50' landscaped buffer, unless otherwise approved by the Director of Planning.
4. The racetrack facilities are to be used for no more than (8) eight automotive racing events per year. Excluding postponements, each "event" may be of a three (3) calendar day duration in which paid admission is obtained from spectators. This shall be exclusive of tire, or other automotive testing that may occur at the facilities in which no paid spectators are allowed.
5. The height of the grandstand, including light structures shall not exceed 215'.
6. The new parking area on property subject to case C-43C-02 shall include measures for safely and efficiently moving pedestrians across Richmond-Henrico Turnpike and to and from the raceway complex. This pedestrian

plan shall include a phasing component that addresses how and when the pedestrian plan will be implemented. This pedestrian plan shall be submitted prior to final construction plan approval.

7. The developer shall dedicate right-of-way for the portion of Concept Road 85-1 on their property as shown on the Major Thoroughfare Plan at the time of final construction plan approval on such property or at the request of the County. This dedication shall be by recordation of a subdivision plat. This dedicated right-of-way shall correspond to the alignment for Concept Road 85-1 determined by the Department of Public Works. The entrance to the parking area from Richmond-Henrico Turnpike shall also correspond to the alignment determined by the Department of Public Works.
8. A forty-five (45) foot landscaped or natural buffer area shall be maintained along the boundary line of the Property fronting on the ultimate right-of-way of the Richmond-Henrico Turnpike; and a twenty-five (25) foot landscaped or natural buffer area shall be maintained along the western boundary line of the Property as long as the property adjacent to the western boundary line of the property is zoned Agriculture or Residential. Such buffers may include utility easements, driveways, roads or signage, or such other uses as approved at the time of final construction plan approval. Underbrush, fallen, diseased or dead trees and plant growth may be removed from any buffer area so long as additional supplemental plantings shall be added to such buffer.

The Planning Office has been advised of the action of the Board of Supervisors and requested to revise its records and to place a copy of this notification in the Provisional Use Permit Index.

Sincerely,


for  Virgil R. Hazelett, P.E.,
County Manager

cc: Director, Real Estate Assessment
Provisional Use Permit Index
A. S. Warinner II, Bette Hart, Sally Warinner
Andrew M. Condlin/Caroline E. Browder