

Proposed Additional Property
162.4 Ac.

Proposed Additional Parking
55.3 Ac.
C-38C-07

APPROVED PARKING

County of
Hanover

Parcels or Portions thereof identified on this sheet
are within the Airport Safety Overlay District and
are subject to Special Regulation

P-11-07
Zoning
Include Additional Acreage
Fairfield District

1600

Feet

PS

May 2007

Ref: 796-747-9944



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

Virgil R. Hazelett, P.E.
County Manager

August 21, 2007

Richmond International Raceway, Inc.
Attn: Mr. Douglas S. Fritz
P.O. Box 9257
Richmond, VA 23227-0257

Re: Provisional Use Permit P-11-07

Dear Sir:

The Board of Supervisors at its meeting on August 14, 2007, granted your request for a Provisional Use Permit under Sections 24-62.2(k), 24-120, and 24.-122.1 of Chapter 24 of the County Code to update the master plan for Richmond International Raceway (RIR) and permit an expansion for additional parking. The site consists of Parcels 796-747-9944, 799-745-7579, 795-743-1283, 796-745-8505, 796-740-2482, 798-740-1078, and 795-748-5865, 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 42-07, POD 55-02 and 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 eight (8) 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 parking area on property subject to case C-38C-07 shall include measures for safely and efficiently moving pedestrians to and from the raceway complex. An updated pedestrian plan shall be submitted to the Planning Department prior to final construction 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 as determined by the Department of Public Works. The entrance to the parking areas from Richmond-Henrico Turnpike and Wilkinson Road 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 Richmond-Henrico Turnpike and Wilkinson Road. Such buffer 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 additionally supplemental plantings shall be added to such buffer.

The Planning Department 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

pc: LGA Associates
Andrew M. Condlin, Esq.
Director, Real Estate Assessment
Provisional Use Permit Index