





COMMONWEALTH OF VIRGINIA  
**COUNTY OF HENRICO**

John A. Vithoulkas  
County Manager

November 17, 2020

Richmond International Raceway  
c/o Dennis Bickmeier  
600 E. Laburnum Ave  
Henrico, VA 23222

Re: Rezoning Case REZ2020-00032

Dear Mr. Bickmeier:

The Board of Supervisors at its meeting on November 10, 2020, approved your request to conditionally rezone from O-2C Office District (Conditional), B-2 Business District, M-1 Light Industrial District, M-2 General Industrial District, and C-1 Conservation District to M-2 General Industrial District Parcel 796-745-8505 and part of parcels 796-747-9944 and 795-749-4431 containing 247.5 acres of land located along the north and south sides of Richmond Henrico Turnpike between the north line of Azalea and Carolina Avenue and the CSX railroad right of way.

Parcel H

Beginning at a point marked "POINT OF BEGINNING" on the east line of the Richmond-Henrico Turnpike (State Route 627); THENCE North  $41^{\circ}43'28''$  East, 282.73 feet to the beginning of a non-tangent curve concave southeasterly, said curve has a radius of 1,121.01 feet, to which a radial line bears North  $48^{\circ}12'16''$  West; THENCE northeasterly along said curve through a central angle of  $32^{\circ}12'09''$  an arc distance of 630.05 feet to a point of tangency; THENCE North  $73^{\circ}59'53''$  East, 801.68 feet to the beginning of a curve concave northwesterly, said curve has a radius of 1,169.45 feet; THENCE northeasterly along said curve through a central angle of  $29^{\circ}51'14''$  an arc distance of 609.34 feet to a point of tangency; THENCE North  $44^{\circ}08'39''$  East, 486.27 feet to the beginning of a curve concave southeasterly, said curve has a radius of 2,995.10 feet; THENCE northeasterly along said curve through a central angle of  $09^{\circ}55'19''$  an arc distance of 518.66 feet to the beginning of a non-tangent curve concave easterly, said curve has a radius of 1,450.10 feet, to which a radial line bears North  $77^{\circ}46'32''$  West; THENCE southerly along said curve through a central angle of  $13^{\circ}47'48''$  an arc distance of 349.18 feet to a point of compound curvature, said curve is concave easterly and has a radius of 1,702.91 feet; THENCE southerly along said curve through a central angle of  $21^{\circ}00'52''$  an arc distance of 624.57 feet to a point of tangency; THENCE South  $22^{\circ}35'11''$  East, 1,013.51 feet to the beginning of a curve concave northeasterly and has a radius of 2,430.74 feet; THENCE southeasterly along said curve through a central angle of  $09^{\circ}19'23''$  an arc distance of 395.53 feet to a point on a tie-line along a branch, 434+/- feet to the centerline of said branch, the centerline of said branch being the



property line for a distance of 2,600+/- feet; THENCE continuing along said tie-line South 68°51'27" West, 133.13 feet to a point; THENCE continuing along said tie-line South 79°23'21" West, 164.51 feet to a point; THENCE continuing along said tie-line North 67°08'18" West, 132.69 feet to a point; THENCE continuing along said tie-line South 65°39'02" West, 292.03 feet to a point; THENCE continuing along said tie-line South 49°22'17" West, 394.39 feet to a point; THENCE continuing along said tie-line South 46°13'21" West, 437.21 feet to a point; THENCE continuing along said tie-line South 33°41'40" East, 605.55 feet to a point; THENCE continuing along said tie-line South 50°28'36" East, 136.15 feet to a point; THENCE continuing along said tie-line South 02°18'15" East, 89.65 feet to a point on the east line of Carolina Avenue and the beginning of a non-tangent curve concave southwesterly and has a radius of 1,670.02 feet, to which a radial line bears North 33°20'14" East; THENCE leaving said tie-line along the east line of said Carolina Avenue northwesterly along said curve through a central angle of 15°12'15" an arc distance of 443.16 feet to a point of tangency; THENCE North 71°52'00" West, 286.36 feet to the beginning of a curve concave northeasterly and has a radius of 1,176.27 feet; THENCE northwesterly along said curve through a central angle of 51°01'25" an arc distance of 1,047.50 feet to a point of tangency; THENCE North 20°50'35" West, 150.85 feet to the beginning of a curve concave easterly and has a radius of 479.00 feet; THENCE northerly along said curve through a central angle of 14°48'36" an arc distance of 123.81 feet to a point of compound curvature, said curve is concave southeasterly and has a radius of 30.66 feet; THENCE northeasterly along said curve through a central angle of 102°20'36" an arc distance of 54.77 feet to a point; THENCE North 37°28'42" West, 136.54 feet to a point; THENCE North 84°27'35" West, 285.00 feet to a point; THENCE North 05°32'25" East, 210.00 feet to a point; THENCE North 84°27'35" West, 220.00 feet to a point; THENCE South 05°32'25" West, 210.00 feet to a point; THENCE North 84°27'35" West, 41.17 feet to the beginning of a curve concave northerly and has a radius of 1,169.06 feet; THENCE westerly along said curve through a central angle of 21°43'54" an arc distance of 443.41 feet to a point; THENCE North 42°48'05" East, 200.00 feet to a point; THENCE North 49°54'35" West, 248.62 feet to the POINT OF BEGINNING; Containing 5,221,418 square feet or 119.867 acres, more or less

#### Parcel J-A

Beginning at a point marked as "POINT OF BEGINNING" THENCE South 89°47'40" West, 783.00 feet to a point; THENCE South 01°38'57" East, 254.69 feet to a point; THENCE South 84°30'51" West, 223.82 feet to a point; THENCE North 82°42'15" West, 66.96 feet to a point; THENCE South 72°48'55" West, 55.29 feet to the beginning of a non-tangent curve concave southeasterly, said curve has a radius of 85.05 feet, to which a radial line bears North 16°51'44" West; THENCE southwesterly along said curve through a central angle of 86°43'21" an arc distance of 128.73 feet to a point; THENCE South 13°17'50" East, 75.07 feet to the beginning of a non-tangent curve concave northwesterly, said curve has a radius of 118.58 feet, to which a radial line bears North 76°33'47" East; THENCE southwesterly along said curve through a central angle of 103°31'36" an arc distance of 214.26 feet to a point of tangency; THENCE North 89°57'41" West, 173.56 feet to a point; THENCE North 05°15'55" East, 313.23

feet to a point; THENCE North 12°04'29" East, 100.36 feet to a point; THENCE North 21°49'02" East, 547.10 feet to a point; THENCE North 15°06'35" East, 153.26 feet to a point; THENCE North 15°23'30" East, 341.60 feet to the beginning of a curve concave westerly, said curve has a radius of 1,371.00 feet; THENCE northerly along said curve through a central angle of 26°34'45" an arc distance of 636.00 feet to a point of tangency; THENCE North 11°11'16" West, 147.02 feet to a point; THENCE North 17°28'50" West, 118.73 feet to a point; THENCE South 85°22'23" East, 58.04 feet to a point; THENCE South 72°22'48" East, 15.03 feet to a point; THENCE South 25°58'17" East, 32.63 feet to a point; THENCE South 59°25'11" East, 119.60 feet to a point; THENCE North 56°20'58" East, 120.33 feet to a point; THENCE North 14°03'58" East, 48.84 feet to a point; THENCE North 22°08'45" East, 37.36 feet to a point; THENCE North 35°52'17" East, 17.86 feet to a point; THENCE North 58°25'52" East, 121.10 feet to a point; THENCE North 14°27'39" West, 90.96 feet to a point; THENCE South 68°11'37" East, 60.87 feet to a point; THENCE South 71°33'29" East, 97.15 feet to a point; THENCE South 78°28'29" East, 86.96 feet to a point; THENCE South 78°31'13" East, 98.45 feet to a point; THENCE North 66°30'26" East, 172.24 feet to a point; THENCE North 41°54'37" East, 182.81 feet to a point; THENCE North 10°52'53" East, 1.42 feet to a point; THENCE South 58°27'30" East, 16.87 feet to a point; THENCE South 21°05'26" East, 54.74 feet to a point; THENCE South 37°17'54" East, 105.04 feet to a point; THENCE South 63°25'37" East, 198.03 feet to a point along the centerline of ditch and old stream bed; THENCE along said centerline of ditch and old stream bed 1,925 feet +/- as it meanders in a southerly direction to the POINT OF BEGINNING. Containing 2,243,666 square feet or 51.507 acres, more or less

Parcel J-B-1

Beginning at a point marked as "POINT OF BEGINNING" on the north line of Richmond and Henrico Turnpike; THENCE North 07°08'27" West, 604.04 feet to a point; THENCE North 11°17'26" West, 304.54 feet to a point; THENCE South 89°47'40" East, 11.12 feet to a point along the centerline of ditch and old stream bed; THENCE along said centerline of ditch and old stream bed 1,925 feet +/- as it meanders in a northerly direction to a point; THENCE South 04°01'51" West, 329.00 feet to a point; THENCE South 38°49'37" East, 309.89 feet to a point; THENCE South 25°28'12" East, 269.55 feet to a point; THENCE South 64°53'20" East, 187.07 feet to a point; THENCE North 73°35'56" East, 107.97 feet to a point; THENCE North 64°05'57" East, 217.03 feet to a point; THENCE North 55°27'40" East, 139.38 feet to a point; THENCE North 33°34'24" East, 94.15 feet to a point; THENCE North 73°52'54" East, 148.58 feet to a point; THENCE South 16°01'33" West, 2,108.00 feet; THENCE Southwesterly along a curve through a central angle of 19°06'07" an arc distance of 373.22 feet to a point; THENCE South 73°59'53" West, 260.89 feet to the POINT OF BEGINNING; Containing 2,017,301 square feet or 46.311 acres, more or less

Parcel J-B-2

Beginning at a point marked as "POINT OF BEGINNING" on the north line of Richmond and Henrico Turnpike; THENCE North 16°01'33" East, 2,108.00 feet to a point; THENCE North 73°52'54" East, 80.64 feet to a point; THENCE North 50°34'06" East,

48.48 feet to a point; THENCE North 16°11'01" East, 195.26 feet to the beginning of a non-tangent curve concave southerly, said curve has a radius of 173.41 feet, to which a radial line bears North 61°26'43" West; THENCE easterly along said curve through a central angle of 104°36'12" an arc distance of 316.59 feet to a point; THENCE South 61°03'06" East, 162.42 feet to the beginning of a non-tangent curve concave westerly, said curve has a radius of 628.38 feet, to which a radial line bears North 54°48'40" East; THENCE southerly along said curve through a central angle of 48°13'43" an arc distance of 528.94 feet to a point; THENCE South 02°10'42" West, 218.32 feet to a point; THENCE South 28°36'51" West, 236.19 feet to the beginning of a non-tangent curve concave southeasterly, said curve has a radius of 1,545.12 feet, to which a radial line bears North 56°39'06" West; THENCE southwesterly along said curve through a central angle of 17°58'17" an arc distance of 484.64 feet to the beginning of a non-tangent curve concave southeasterly, said curve has a radius of 3,045.10 feet, to which a radial line bears North 34°52'09" West; THENCE southwesterly along said curve through a central angle of 10°59'13" an arc distance of 583.92 feet to a point; THENCE South 44°08'39" West, 486.27 feet to the beginning of a curve concave northwesterly, said curve has a radius of 1,119.45 feet; THENCE southwesterly along said curve through a central angle of 10°45'07" an arc distance of 210.07 feet to the POINT OR BEGINNING; Containing 1,298,534 square feet or 29.810 acres, more or less

The Board of Supervisors accepted the following proffered conditions, dated November 10, 2020, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. **Conservation Areas.** Notwithstanding the uses permitted and regulated by the zoning of the Property, such portion(s) of the Property (as defined the "Description of Rezoning Request") which lie within a one hundred (100) year flood plain as determined by definitive engineering studies approved by the Department of Public Works, and such portion(s) of the Property which may be inundated by waters impounded to a maximum elevation determined in a controlled, regulated manner by a structure or structures approved by the Department of Public Works, may only be used for the following purposes:
  - a. Stormwater management and retention areas.
  - b. Ponds, lakes, and similar areas intended as aesthetic or recreational amenities or wildlife habitats.
  - c. Access drives, utility easements, signage, walkways, and recreational facilities installed in a manner to minimize their impacts.
  - d. Such additional uses to the uses identified in A, B, and C above as may be deemed compatible and of the same general character by the Director of Planning pursuant to Chapters 19 and 24 of the County Code.

The developer shall, prior to Plan of Development or subdivision approval for areas that include such flood plain, apply to rezone such portions of the Property to a C-1 Conservation District.

2. **Building Setback.** Any building on the Property shall be set back at least fifty (50) feet from the right-of-way line of the Richmond-Henrico Turnpike. Such right-of-way line shall be determined at the time of the initial Plan of Development review.
3. **Utility Lines.** Except for junction and access boxes, meters and existing overhead utility lines, all utility lines, including, without limitation, electric, telephone, CATV or other similar lines, shall be installed underground.
4. **Detached Signage.** Detached signage shall be monument style, the base of which shall be a material consistent with the building, and landscaped. Height shall be limited to ten (10) feet.
5. **Buffers and Landscaping.**
  - a. A minimum forty-five (45) foot landscaped or natural buffer area shall be maintained along the boundary lines of the Property fronting on the ultimate right-of-way of the Richmond-Henrico Turnpike and Azalea Avenue. This buffer shall be installed as set forth in the Henrico County Zoning Ordinance section 24-106.2 for Transitional Buffer 35.
  - b. A minimum seventy-five (75) foot landscaped or natural buffer area shall be maintained along the western boundary line of the Property adjacent to GPIN 795-745-9597 so long as that parcel is zoned Agriculture or Residential. This buffer shall be installed as set forth in the Henrico County Zoning Ordinance section 24-106.2 for Transitional Buffer 50. In addition, no principal building (excluding accessory buildings such as a guard house) shall be located closer than 300 feet from the property line of GPIN 795-7 45-9597 as long as that parcel is zoned Agriculture or Residential.
  - c. A minimum fifty (50) foot landscaped or natural buffer area shall be maintained along the western boundary line of the Property adjacent to GPIN 794-749-5306, provided drainage structures or easements may encroach into the buffer, as approved at the time of final construction plan approval. This buffer shall be installed as set forth in the Henrico County Zoning Ordinance section 24-106.2 for Transitional Buffer 50 where adjacent to areas zoned Agriculture and Transitional Buffer 35 where adjacent to areas zoned Office.
  - d. A minimum fifty (50) foot landscaped or natural buffer area shall be maintained along the southern boundary line of the Property adjacent to GPIN 794-745-8161. This buffer shall be installed as set forth in the Henrico County Zoning Ordinance section 24-106.2 for Transitional Buffer 25. This buffer shall be maintained unless GPIN 794-745-8161 is zoned for industrial uses, at which time the buffer may be eliminated.
  - e. The buffers may include utility easements, driveways, roads or signage, or such other uses as approved at the time of final construction plan approval.

- f. 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 to meet the requirements of the Transitional Buffers.

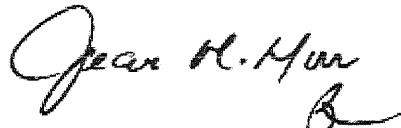
**6. Building Materials and Architecture**

- a. Facades shall not be constructed of unpainted concrete block, unfinished corrugated metal, or unfinished sheet metal.
  - b. Use of different materials on different facades shall be permitted.
7. **Raceway Parking.** Where any portion of the Property is used as parking for the Richmond Raceway (such parking anticipated to continue until such time that applicable portion of the Property is redeveloped), measures for the safe and efficient movement of pedestrians across Richmond-Henrico Turnpike to and from the raceway complex shall be provided.
8. **Road Dedication.** The following rights-of-way located on the Property shall be dedicated to Henrico County. All dedications shall be based on the final alignment and construction drawings of any road improvements to Richmond Henrico Turnpike approved by the County.
- a. Up to 50 feet along the south line of Richmond-Henrico Turnpike, as measured from the existing right-of-way line.
  - b. Up to 15 feet along the north line of Richmond-Henrico Turnpike, as measured from the existing right-of-way line.
9. **Lighting.** All parking lot lighting on the Property shall use concealed sources of light (such as shoebox type fixtures) and be dark sky compliant. Parking lot lighting fixtures shall utilize LED lamps.
10. **Trash Enclosures.** Any proposed enclosure area for dumpsters on the Property, if provided, shall be constructed of masonry on three (3) sides that is complementary to the buildings. The fourth side shall be gated with an opaque material other than wood.
11. **HVAC.** Heating and air conditioning equipment shall be screened from public view at ground level at the Property lines.
12. **BMPs/Retention Ponds.** Any retention ponds or BMP facilities on the Property shall be maintained in accordance with all applicable law, rules, and regulations and any wet pond shall be aerated.
13. **Uses.** Uses shall be limited to the following:
- a. Any use permitted and regulated in the M-1 district, to include cold storage, warehousing, distribution, fulfillment centers.
  - b. Bag/carpet/rug cleaning
  - c. Brewery

- d. Bulk storage
  - e. Milk processing or distribution
  - f. The following uses when located at least 600 feet from any R district:
    - i. Cooperage works
    - ii. Distillery
    - iii. Vehicle storage area shielded or screened from public rights-of-way
14. **Fencing.** Any fencing on the Property visible from Richmond-Henrico Turnpike shall be a maximum of eight (8) feet in height and constructed of black metal picket/ornamental style panels. Any fencing located along the Richmond-Henrico Turnpike frontage shall also be landscaped, as determined at the time of Landscape Plan review.
15. **Severance.** The unenforceability, elimination, revision, or amendment of any proffer set forth herein, in whole or in part, shall not affect the validity or enforceability of the other proffers or the unaffected part of any such proffer.

The Planning Department has been advised of the action of the Board of Supervisors and will revise its records.

Sincerely,

A handwritten signature in black ink, appearing to read "John A. Vithoulkas", with a stylized flourish at the end.

John A. Vithoulkas  
County Manager

pc: Ann Neil Cosby/Adena M. Patterson  
Brandon Freel  
Director, Real Estate Assessment  
Police, Special Services