

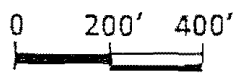
COUNTY OF HENRICO PLANNING OFFICE

RACEWAY & ACCESSORY PARKING

PT. 3-BI-8 & 3-AI-10

P-2-89

FAIRFIELD DISTRICT



JAS



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

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

February 14, 1989

Re: Provisional Use Permit P-2-89
Also see P. 60

Mr. C. L. Teachworth,
Atlantic Rural Exposition
P. O. Box 26805
Richmond, Virginia 23261

Gentlemen:

At its February 8, 1989 meeting, the Board of Supervisors granted a portion of your request for a revocable Provisional Use Permit with conditions in order to expand existing fairground racetrack facilities and develop accessory parking areas on part of Parcel 3-A1-10 and part of Parcel 3-B1-8, lying generally east-southeast of the eastern terminus of Rural Drive and fronting on the south line of Carolina Avenue beginning 935 +- feet from the south line of Azalea Avenue extended.

The following five conditions were approved on Parcel 3-B1-8, being about 6.8 acres:

1. There shall be no entrance to Fayette Avenue or Rural Drive from the ARE, Inc. fairgrounds property.
2. Uses of the property shall be limited to those provided for and as shown on POD-101-87, Richmond Fairgrounds Raceway, and as shown on any subsequent Plan of Development approved by the Board of Supervisors.
3. A chain link fence at least 10' in height shall be erected on the property adjacent to Rural Drive and Fayette Avenue to prevent pedestrian ingress and egress to the raceway facility. The exact location of the fence shall be approved by the Planning Office.
4. Pine trees of a minimum height to be approved by the Planning Office shall be planted and maintained in two (2) rows parallel to the fence referred to in condition #4 at intervals of no more than 10'.
5. The raceway will be used for NASCAR/Winston Cup Series automotive racing events no more than four times per year.

The following four conditions were approved on Parcel 3-A1-10, being about 66 acres:

1. Uses of the property shall be limited to those provided for and as shown on POD-

Mr. C. L. Teachworth,
Atlantic Rural Exposition
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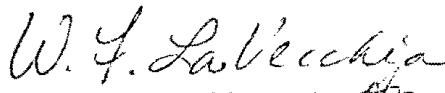
101-87, Richmond Fairgrounds Raceway, and as shown on any subsequent Plan of Development approved by the Board of Supervisors.

2. A detailed lighting plan will be submitted to the Planning Office for review and approval. The plan shall provide sufficient information to determine light spread, pattern, and intensity. All exterior lighting shall be designed and arranged to direct the light and glare away from nearby residential property and streets.
3. A chain link fence of a minimum of 10' in height shall be erected on the property along the western side of the parking area and connected to the fence erected on the property adjacent to Rural Drive. The specific location of the fence shall be approved by the Planning Office.
4. Pine trees of a minimum height to be approved by the Planning Office shall be planted and maintained on the west side of the parking area and connected to the landscaping planted on the property adjacent to Rural Drive at intervals of no more than 10 feet. Specific locations of the landscaping shall be approved by the Planning Office.

An additional condition relating to a traffic/parking impact study was deferred to the April 12, 1989 Board of Supervisors meeting at which time it will be considered at 7:00 p.m.

The Planning Office has been advised of the action by 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,


W. F. LaVecchia, P.E.,
County Manager

cc: ~~Clerk, Board of Supervisors~~
~~Supervisor, Real Estate Assessment~~
✓ Provisional Use Permit Index
E. A. Beck & Associates, Inc.



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

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

May 4, 1989

Re: Provisional Use Permit P-2-89
See also POD-145-88
Also see P.56

Mr. C. L. Teachworth,
Atlantic Rural Exposition
P. O. Box 26805
Richmond, Virginia 23261

Dear Teachworth:

This is a correction to a letter sent to you on May 2, 1989.

At its April 26, 1989 meeting, the Board of Supervisors granted approval of remaining portions of your revocable Provisional Use Permit, with conditions, in order to provide additional accessory fairground/racetrack parking areas on Parcel 3-A1-10, being about 66 acres lying generally east-northeast of the eastern terminus of Rural Drive and fronting on the south line of Carolina Avenue beginning 935 +- feet from the south line of Azalea Avenue extended.

The Board's approval includes the following condition five imposed in addition to the four conditions imposed on February 8, 1989:

5. ARE, Inc. shall be responsible for the construction and costs of all improvements required on the following itemized list: These required improvements are based upon the approved master plan (POD-145-88) and the Year 2000 Major Thoroughfare Plan element of the comprehensive Plan. The Board of Supervisors may require a traffic/parking impact study be submitted by ARE, Inc. and additional improvements constructed in conjunction with the review of future development proposals not included with POD-145-88.

Required Road Improvements:

**Completion
Date****

- (1) Provide a means of egress from the Fairgrounds to Richmond-Henrico Turnpike near the intersection of Richmond-Henrico Turnpike and Oronoco Avenue. This road should have a minimum width of 24 feet and it should be used as an exit only. The access should be used only for "large" race track events, at which events ingress and egress shall be permitted for RV's and buses only.
- (2) Provide a new point of access to the proposed additional parking area from Carolina Avenue. This access should have a width of 60 feet. Adequate sight distance must be provided at this point of access. Provide a minimum access driveway length of 250 feet on this access.

ASAP

ASAP

Mr. C. L. Teachworth,
Atlantic Rural Exposition
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Proposed Road Improvements:	Completion Date**
(3) Provide improved definition of parking stalls and driveways in all parking lots.	ASAP
(4) Widen access drive at Gate 6 to 60 feet to provide improved vehicle egress using 6 lanes.	ASAP
(5) A ring road with a minimum width of 24 feet (as noted in red with an "A" on the plans) shall be provided to improve on-site traffic circulation and improve definition of roadways and shall be paved as use dictates. That portion of the road from Oronoco Avenue extended, to the raceway tunnel should be paved as soon as possible.	ASAP
(6) Relocate Carolina Avenue, at its intersection with Laburnum Avenue, eastwardly to improve road alignment at this intersection, and provide two lanes along the east side of Carolina Avenue northward a distance of about 615 feet.	*
(6A) Provide on the west side of Carolina Avenue a 12 foot paved lane with curb and gutter from Gate 6 to about 600 feet north of Laburnum Avenue and install drop inlet in existing culvert in low area in this widening lane from Gate 6 to a point about 600 feet north of Laburnum Avenue to serve as a turning lane until Carolina Avenue project is undertaken.	*
(6B) Three-inch asphalt pavement on the existing shoulder on the west side of Carolina Avenue from Gate 5 pavement to existing turning lane to Laburnum Avenue in conjunction with the improvements made at Gates 6 and 7.	ASAP
(7) Provide for the dedication of R/W along Carolina Avenue. Right of way should be based on an ultimate 66 foot right of way plus any additional right of way which is required for right turn lanes.	ASAP
(8) Round entrance corners at Gate 6 and provide for a right turn lane (150 feet full storage, 100 feet taper) at the future access point to the new parking area north of the IRS Building.	ASAP
(9) Provide for the installation of curb and gutter, pavement widening and any necessary storm sewer along ARE frontage on Carolina Avenue. Based on the ultimate cross-section between the property lines of this development.	*
(10) Necessary right-of-way for county improvement projects on Carolina Avenue, Laburnum Avenue and Richmond-Henrico Turnpike adjacent to ARE property will be furnished.	ASAP


Mr. C. L. Teachworth,
Atlantic Rural Exposition
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Proposed Road Improvements:

**Completion
Date****

11. In conjunction with county proposed improvements between the main service gate and Fayette Avenue, ARE will assume responsibility of cost (listed by County March 23, 1989 at estimated cost of \$60,000). Extend the normal curb and gutter, pavement widening, and any other necessary storm sewer along Richmond-Henrico Turnpike between the property lines of the development based on the addition of one lane within the existing right of way. This will likely require the removal of existing curbing and replacement at the ultimate location.
- ASAP
- * Required when County project for adding two lanes to Carolina Avenue between Azalea and Laburnum Avenues is County-authorized or phased as adjacent vacant properties nearest access points are developed, adjoining ARE on the west side of Carolina Avenue takes place, whichever first occurs, but not prior to 9/93. If neither occurs within ten years ARE obligations will terminate.
- ** ASAP is defined: As Soon as Possible.

The Planning Office has been advised of the action by 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 W. F. LaVecchia, P.E.,
County Manager

cc: Clerk, Board of Supervisors
Supervisor, Real Estate Assessment
Provisional Use Permit Index
E. A. Beck & Associates, Inc.