



**BALZER & ASSOCIATES**  
a Westwoodps Company

Roanoke / Richmond  
New River Valley  
Shenandoah Valley

balzer.cc | westwoodps.com

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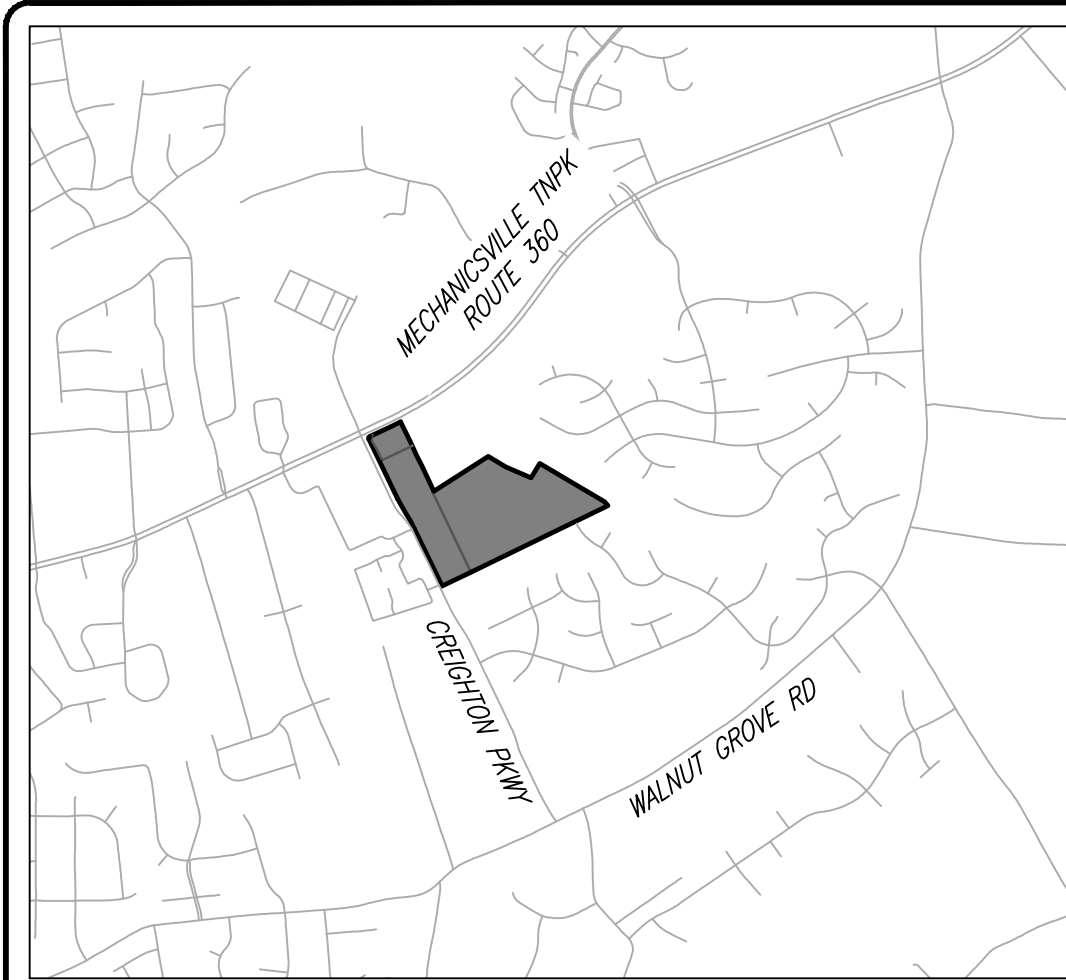
**PRELIMINARY**  
NOT FOR CONSTRUCTION

**CREIGHTON PARKWAY**  
LAND USE PLAN

COLD HARBOR DISTRICT  
HANOVER COUNTY, VIRGINIA

DRAWN BY: AGM  
DESIGNED BY: CMS  
CHECKED BY: CMS  
DATE: 08/21/2025  
SCALE: 1" = 100'  
REVISIONS:  
09/17/2025  
09/23/2025

**EX-A**  
PROJECT NO. 56190055.00



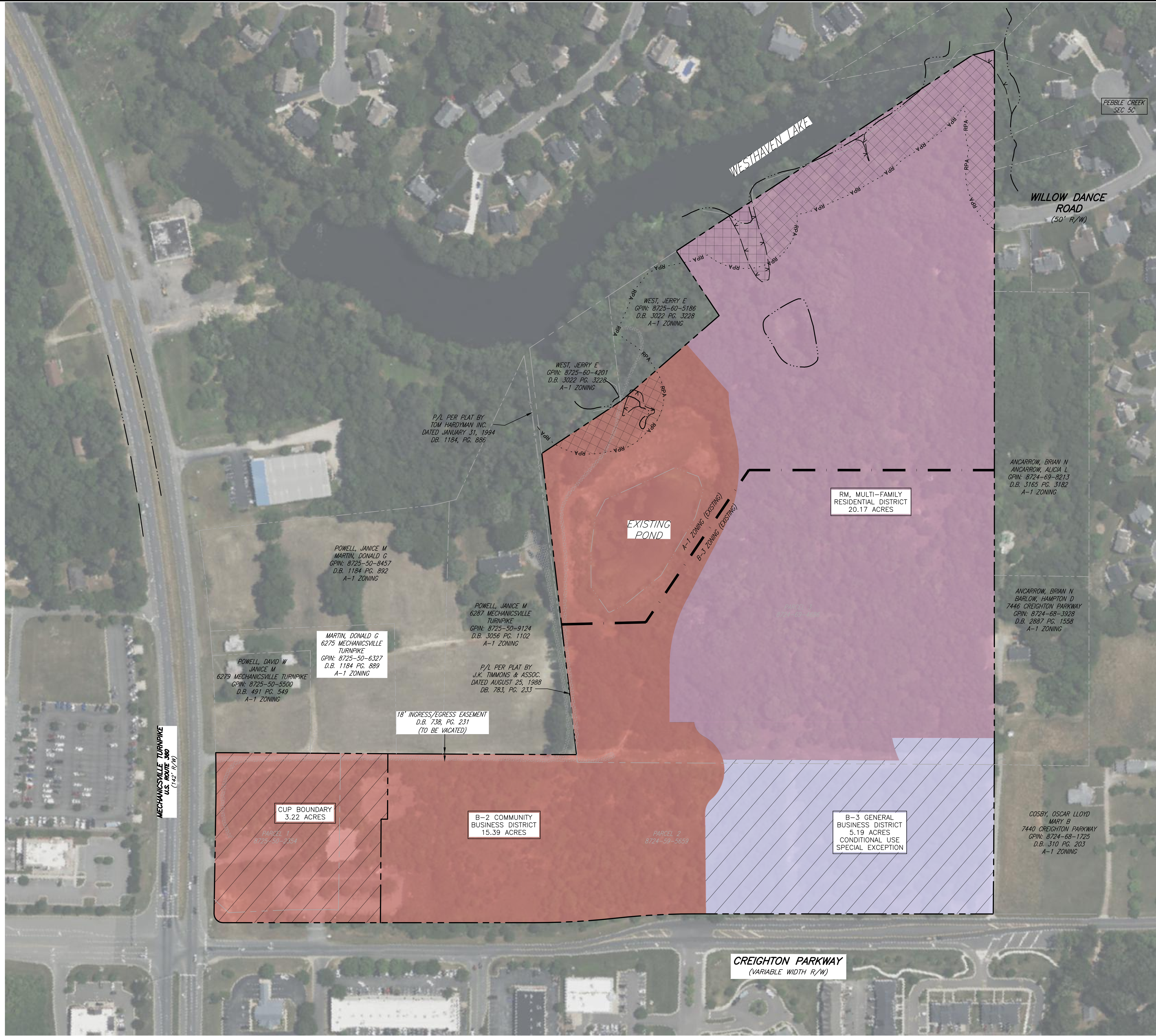
VICINITY MAP  
1" = 2,000'

**SITE SUMMARY**

PROPERTY OWNER:	HANOVER ASSOCIATES LLC
PARCEL 1:	8725-50-2354 2.20 AC B-3 ZONING
PARCEL 2:	8724-59-5659 11.82 AC B-3 ZONING
PARCEL 3:	8724-69-4686 26.73 AC B-3 & A-1 ZONING
SITE ACREAGE:	40.75 ACRES
EXISTING B-3 ZONING:	25.89 ACRES
EXISTING A-1 ZONING:	14.86 ACRES

**PROPOSED ZONING DISTRICTS**

RM DISTRICT:	20.19 ACRES	
(RPA WITHIN RM DISTRICT:	2.27 ACRES)	
B-2 DISTRICT:	15.38 ACRES	
(RPA WITHIN B2 DISTRICT:	0.5 ACRES)	
B-3 DISTRICT:	5.19 ACRES	
(WITH CUP BOUNDARY)		
TOTAL COMMERCIAL:	20.56 ACRES = 50.5% OF SITE (15.38 AC + 5.19 ACRES)	
TOTAL RESIDENTIAL:	20.19 ACRES = 49.5% OF SITE	
CUP IN B-2 DISTRICT:	3.22 ACRES	



DATA SOURCE: LOCAL GOVT GIS, FEMA, FWS, USDA, USGS, VDEM, VDOT.

CONCEPT PLAN NOTE: THIS PLAN IS FOR CONCEPTUAL PLANNING PURPOSES AND HAS BEEN PREPARED USING COMPILED INFORMATION. A CURRENT FIELD SURVEY HAS NOT BEEN PERFORMED TO VERIFY ALL EXISTING CONDITIONS ON-SITE.

AERIAL IMAGE SOURCE: MICROSOFT CORPORATION 2025

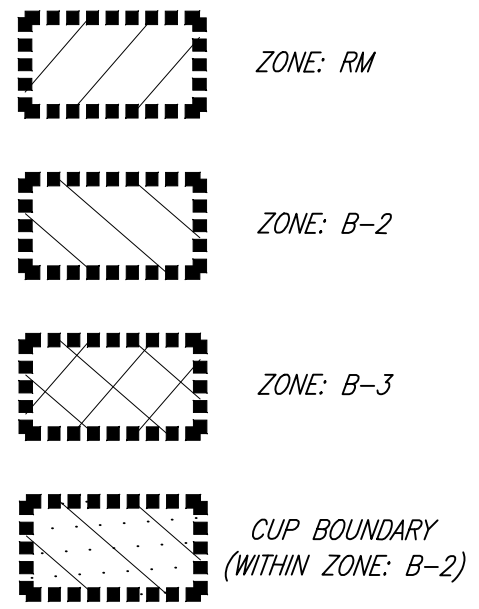
N:\BA\Projects\18060601\005500 CREIGHTON PARKWAY\18060601\005500\_ZONINGCONCEPT.dwg (PLOTTED: 09/23/2025 10:15 AM)

CURVE	RADIUS	LENGTH	DELTA	CHD BEARING	CHD LENGTH
C1	20.00'	31.74'	90°55'06"	N19°32'43"E	28.51'
C2	3864.70'	103.70'	1°32'15"	N63°51'25"E	103.70'
C3	1600.00'	177.15'	6°20'57"	N29°03'12"W	177.06'
C4	1617.33'	178.39'	6°19'11"	N29°03'55"W	178.30'
C5	40.00'	34.39'	49°16'00"	N88°13'13"E	33.34'
C6	84.90'	96.61'	65°11'55"	N80°15'16"E	91.48'
C7	84.90'	68.23'	46°02'57"	N24°37'50"E	66.41'
C8	40.00'	39.71'	56°52'52"	N30°02'56"E	38.10'
C9	227.00'	52.15'	1°30'47"	N46°36'04"E	52.04'
C10	304.00'	146.40'	27°35'36"	N77°54'14"E	144.99'
C11	300.00'	229.22'	4°34'58"	N69°48'42"E	223.68'
C12	276.02'	81.38'	16°53'35"	N56°22'15"E	81.09'
C13	84.90'	164.84'	111°14'51"	S57°13'47"W	140.14'

**NOTE:** THIS PLAT WAS COMPILED FROM DEEDS/PLATS OF RECORD WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO INFORMATION WHICH MAY BE DISCLOSED BY SUCH. NO IMPROVEMENTS AND NOT ALL EASEMENTS MAY BE SHOWN.

ZONING LINE TIES ARE REPRESENTED IN SINGLE PARENTHESIS (XXX.XX')

LINE	BEARING	DISTANCE
L1	N57°31'03"E	17.28'
L2	S39°11'30"E	50.35'
L3	N25°54'20"W	14.23'
L4	N25°54'40"W	54.31'



**CURRENT OWNER**  
HANOVER ASSOCIATES LLC  
D.B. 3170, PG. 2696

**PARCEL 1**  
GPIN: 8725-50-2354  
ZONED: B-3

**PARCEL 2**  
GPIN: 8724-59-5659  
ZONED: B-3

**PARCEL 3**  
GPIN: 8724-69-4686  
ZONED: A-1

P/L PER PLAT BY  
TOM HARDYMAN INC.  
DATED JANUARY 31, 1994  
DB. 1184, PG. 886

P/L PER PLAT BY  
J.K. TIMMONS & ASSOC.  
DATED AUGUST 25, 1988  
DB. 783, PG. 233

JANICE M. POWELL  
DONALD G. MARTIN  
GPIN: 8725-50-8457  
D.B. 1184, PG. 882  
A-1 ZONING

JANICE M. POWELL  
6287 MECHANICSVILLE TURNPIKE  
GPIN: 8725-50-9124  
D.B. 3056, PG. 1102  
A-1 ZONING

DAVID W. POWELL  
JANICE M. POWELL  
6278 MECHANICSVILLE TURNPIKE  
GPIN: 8725-50-5500  
D.B. 491, PG. 548  
A-1 ZONING

DONALD G. MARTIN  
6275 MECHANICSVILLE TURNPIKE  
GPIN: 8725-50-8457  
D.B. 1184, PG. 888  
A-1 ZONING

JERRY E. WEST  
GPIN: 8725-60-5186  
D.B. 3022, PG. 3228  
A-1 ZONING

JERRY E. WEST  
GPIN: 8725-60-4201  
D.B. 3022, PG. 3228  
A-1 ZONING

WESTHAVEN PROPERTIES LLC  
GPIN: 8725-60-4751  
D.B. 3202, PG. 1668  
A-1 ZONING

PEBBLE CREEK PROPERTY OWNERS ASSOCIATION  
GPIN: 8724-89-2490  
D.B. 1756, PG. 56  
R-2 ZONING

WILLOW DANCE ROAD  
(50' R/W)

LOT 45  
LOT 46  
LOT 47  
LOT 48  
LOT 49

BRIAN N. ANCARROW  
ALICIA L. ANCARROW  
GPIN: 8724-69-8213  
D.B. 3165, PG. 3182  
A-1 ZONING

BRIAN N. ANCARROW  
HAMPTON D. BARLOW  
7445 CREIGHTON PARKWAY  
GPIN: 8724-68-3928  
D.B. 2887, PG. 1558  
A-1 ZONING

OSCAR LLOYD & MARY B. COSBY  
7440 CREIGHTON PARKWAY  
GPIN: 8724-68-1725  
D.B. 310, PG. 203  
A-1 ZONING

**ZONE RM DESCRIPTION**

BEGINNING AT A POINT, SAID POINT BEING 390.46 FEET FROM THE EAST LINE OF CREIGHTON PARKWAY, AND BEING THE POINT OF BEGINNING; THENCE N25°53'35"W 226.90 FEET TO A POINT; THENCE ALONG A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 227.00 FEET, AN ARC LENGTH OF 52.15 FEET, AND A CHORD OF S46°36'04"W 52.04 FEET TO A POINT; THENCE N25°37'44"W 391.02 FEET TO A POINT; THENCE ALONG A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 84.90 FEET, AN ARC LENGTH OF 68.23 FEET, AND A CHORD OF N24°37'50"E 66.41 FEET TO A POINT; THENCE ALONG A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 40.00 FEET, AN ARC LENGTH OF 39.71 FEET, AND A CHORD OF N30°02'56"E 38.10 FEET TO A POINT; THENCE N25°54'40"W 54.31 FEET TO A POINT; THENCE N64°06'26"E 124.41 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 304.00 FEET, AN ARC LENGTH OF 146.40 FEET, AND A CHORD OF N77°54'14"E 144.99 FEET TO A POINT; THENCE S88°17'59"E 183.53 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 300.00 FEET, AN ARC LENGTH OF 229.22 FEET, AND A CHORD OF N69°48'42"E 223.68 FEET TO A POINT; THENCE ALONG A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 276.02 FEET, AN ARC LENGTH OF 81.38 FEET, AND A CHORD OF N56°22'15"E 81.09 FEET TO A POINT; THENCE N23°04'41"E 142.96 FEET TO A POINT; THENCE S66°55'19"E 96.25 FEET TO A POINT; THENCE N30°36'12"E 172.14 FEET TO A POINT; THENCE S59°23'48"E 787.28 FEET TO A POINT; THENCE S39°11'30"E 50.35 FEET TO A POINT; THENCE S64°06'23"W 1526.51 FEET TO THE POINT OF BEGINNING.  
CONTAINING 879,405 SQUARE FEET OR 20.188 ACRES OF LAND MORE OR LESS.

**ZONE B-2 DESCRIPTION**

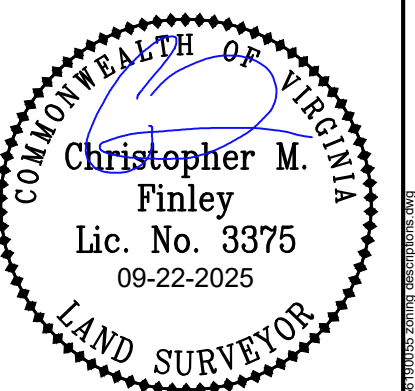
BEGINNING AT A POINT AT THE INTERSECTION OF THE SOUTH LINE OF MECHANICSVILLE TURNPIKE AND THE EAST LINE OF CREIGHTON PARKWAY, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE SOUTH LINE OF MECHANICSVILLE TURNPIKE N65°02'17"E 253.21 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 3864.70 FEET, AN ARC LENGTH OF 103.70 FEET, AND A CHORD OF N63°51'25"E 103.70 FEET TO A POINT; THENCE DEPARTING THE SOUTH LINE OF MECHANICSVILLE TURNPIKE S25°33'41"E 209.74 FEET TO A POINT; THENCE S25°32'28"E 293.21 FEET TO A POINT; THENCE S25°39'36"E 297.28 FEET TO A POINT; THENCE N57°31'03"E 672.70 FEET TO A POINT; THENCE S59°23'48"E 210.00 FEET TO A POINT; THENCE S66°55'19"E 192.85 FEET TO A POINT; THENCE S25°04'41"W 142.96 FEET TO A POINT; THENCE ALONG A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 276.02 FEET, AN ARC LENGTH OF 81.38 FEET, AND A CHORD OF S56°22'15"W 81.09 FEET TO A POINT; THENCE ALONG A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 300.00 FEET, AN ARC LENGTH OF 229.22 FEET, AND A CHORD OF S69°48'42"W 223.68 FEET TO A POINT; THENCE N88°17'59"E 183.53 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 304.00 FEET, AN ARC LENGTH OF 146.40 FEET, AND A CHORD OF S77°54'14"W 144.99 FEET TO A POINT; THENCE S64°06'26"W 124.41 FEET TO A POINT; THENCE S25°54'40"E 54.31 FEET TO A POINT; THENCE ALONG A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 40.00 FEET, AN ARC LENGTH OF 39.71 FEET, AND A CHORD OF S30°02'56"W 38.10 FEET TO A POINT; THENCE ALONG A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 84.90 FEET, AN ARC LENGTH OF 164.84 FEET, AND A CHORD OF S57°13'47"W 140.14 FEET TO A POINT; THENCE ALONG A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 40.00 FEET, AN ARC LENGTH OF 34.39 FEET, AND A CHORD OF S88°13'13"W 33.34 FEET TO A POINT; THENCE S63°35'13"W 224.21 FEET TO A POINT ON THE EAST LINE OF CREIGHTON PARKWAY; THENCE CONTINUING ALONG THE EAST LINE OF CREIGHTON PARKWAY N25°52'53"W 25.29 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1600.00 FEET, AN ARC LENGTH OF 177.15 FEET, AND A CHORD OF N29°03'12"W 177.06 FEET TO A POINT; THENCE ALONG A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1617.33 FEET, AN ARC LENGTH OF 178.39 FEET, AND A CHORD OF N29°03'55"W 178.30 FEET TO A POINT; THENCE N25°54'20"W 690.95 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 31.74 FEET, AND A CHORD OF N19°32'43"E 28.51 FEET TO THE POINT OF BEGINNING.  
CONTAINING 669,729 SQUARE FEET OR 15.375 ACRES OF LAND MORE OR LESS.

**ZONE B-3 DESCRIPTION**

BEGINNING AT A POINT ON THE EAST LINE OF CREIGHTON PARKWAY, SAID POINT BEING 1103.52 FEET FROM THE INTERSECTION OF THE EAST LINE OF CREIGHTON PARKWAY AND THE SOUTH LINE OF MECHANICSVILLE TURNPIKE, AND BEING THE POINT OF BEGINNING; THENCE DEPARTING THE EAST LINE OF CREIGHTON PARKWAY N63°35'13"E 224.21 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 40.00 FEET, AN ARC LENGTH OF 34.39 FEET, AND A CHORD OF N88°13'13"E 33.34 FEET TO A POINT; THENCE ALONG A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 84.90 FEET, AN ARC LENGTH OF 96.61 FEET, AND A CHORD OF N80°15'16"E 91.48 FEET TO A POINT; THENCE S25°37'44"E 391.02 FEET TO A POINT; THENCE ALONG A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 227.00 FEET, AN ARC LENGTH OF 52.15 FEET, AND A CHORD OF N46°36'04"E 52.04 FEET TO A POINT; THENCE S25°53'35"E 226.90 FEET TO A POINT; THENCE S64°06'23"W 59.10 FEET TO A POINT; THENCE S64°29'17"W 331.36 FEET TO A POINT ON THE EAST LINE OF CREIGHTON PARKWAY; THENCE CONTINUING ALONG THE EAST LINE OF CREIGHTON PARKWAY N25°52'53"W 637.09 FEET TO THE POINT OF BEGINNING.  
CONTAINING 226,024 SQUARE FEET OR 5.189 ACRES OF LAND MORE OR LESS.

**CUP BOUNDARY DESCRIPTION**

BEGINNING AT A POINT AT THE INTERSECTION OF THE SOUTH LINE OF MECHANICSVILLE TURNPIKE AND THE EAST LINE OF CREIGHTON PARKWAY, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE SOUTH LINE OF MECHANICSVILLE TURNPIKE N65°02'17"E 253.21 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 3864.70 FEET, AN ARC LENGTH OF 103.70 FEET, AND A CHORD OF N63°51'25"E 103.70 FEET TO A POINT; THENCE DEPARTING THE SOUTH LINE OF MECHANICSVILLE TURNPIKE S25°33'41"E 209.74 FEET TO A POINT; THENCE S25°32'28"E 293.21 FEET TO A POINT; THENCE S25°39'36"E 297.28 FEET TO A POINT; THENCE N57°31'03"E 672.70 FEET TO A POINT; THENCE S59°23'48"E 210.00 FEET TO A POINT; THENCE S66°55'19"E 192.85 FEET TO A POINT; THENCE S25°04'41"W 142.96 FEET TO A POINT; THENCE ALONG A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 276.02 FEET, AN ARC LENGTH OF 81.38 FEET, AND A CHORD OF S56°22'15"W 81.09 FEET TO A POINT; THENCE ALONG A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 300.00 FEET, AN ARC LENGTH OF 229.22 FEET, AND A CHORD OF S69°48'42"W 223.68 FEET TO A POINT; THENCE N88°17'59"E 183.53 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 304.00 FEET, AN ARC LENGTH OF 146.40 FEET, AND A CHORD OF S77°54'14"W 144.99 FEET TO A POINT; THENCE S64°06'26"W 124.41 FEET TO A POINT; THENCE S25°54'40"E 54.31 FEET TO A POINT; THENCE ALONG A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 40.00 FEET, AN ARC LENGTH OF 39.71 FEET, AND A CHORD OF S30°02'56"W 38.10 FEET TO A POINT; THENCE ALONG A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 84.90 FEET, AN ARC LENGTH OF 164.84 FEET, AND A CHORD OF S57°13'47"W 140.14 FEET TO A POINT; THENCE ALONG A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 40.00 FEET, AN ARC LENGTH OF 34.39 FEET, AND A CHORD OF S88°13'13"W 33.34 FEET TO A POINT; THENCE S63°35'13"W 224.21 FEET TO A POINT ON THE EAST LINE OF CREIGHTON PARKWAY; THENCE CONTINUING ALONG THE EAST LINE OF CREIGHTON PARKWAY N25°52'53"W 25.29 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1600.00 FEET, AN ARC LENGTH OF 177.15 FEET, AND A CHORD OF N29°03'12"W 177.06 FEET TO A POINT; THENCE ALONG A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1617.33 FEET, AN ARC LENGTH OF 178.39 FEET, AND A CHORD OF N29°03'55"W 178.30 FEET TO A POINT; THENCE N25°54'20"W 690.95 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 31.74 FEET, AND A CHORD OF N19°32'43"E 28.51 FEET TO THE POINT OF BEGINNING.  
CONTAINING 140,238 SQUARE FEET OR 3.219 ACRES OF LAND MORE OR LESS.



**ZONING EXHIBIT SHOWING  
LIMITS FOR ZONES RM, B-2 & B-3  
AND A CUP BOUNDARY**

COLD HARBOR DISTRICT  
COUNTY OF HANOVER, VIRGINIA

PLANNERS / ARCHITECTS / ENGINEERS / SURVEYORS  
ROANOKE / FREDERICKS / NEW RIVER VALLEY / SHENANDOAH VALLEY  
15871 City View Drive, Suite 200 / Midlothian, Virginia 23113 / Phone (804) 794-0571 / balzer.com | westwoodcp.com

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SHEET 1 OF 1

