CITY OF CHARLES TOWN

PLANNING COMMISSION
AGENDA • JULY 23, 2026

Commission/Board Meeting **CITY HALL** **7:00 PM**

101 E Washington Street, Charles Town, WV 25414

1. CALL TO ORDER

2. APPROVAL OF MINUTES

3. UNFINISHED BUSINESS

3.1 : *Continuation of a public hearing*: SLD2026-01 - Langlet Farm South - Sketch Plan

1. Staff Report.pdf
2._Revised_Plan.pdf
3._Easements_on_Langlet_Property.pdf
4._Approved_COA.pdf
5._Washington_Place_concept.pdf
6. COA Compliance Narrative.pdf
7._KH_Review.pdf

4. NEW BUSINESS

5. ADJOURNMENT

6. NOTICE: The Public May View the Meeting Live by Clicking on the Event Link at:

https://www.charlestownwv.us/government/agendas_minutes.php

Planning Commission
101 East Washington Street
Charles Town, WV 25414

Meeting: 07/23/26
Department: Planning Commission
Category: Report
Initiator:

SCHEDULED

AGENDA ITEM (ID #)

Continuation of a public hearing: SLD2026-01 - Langlet Farm South - Sketch Plan

ATTACHMENTS:

- 1. Staff Report.pdf
- 2._Revised_Plan.pdf
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Sketch Plan

SLD2026-01 – Langlet Farm

Date: For the July 23, 2026 Planning Commission special meeting
Applicant: LANGLET MARK F - TR
Property Owner: Golden Eagle Group Inc.
Report by: James Newman, City Planner, Zoning/Subdivision Administrator.
Proposal: Major Subdivision and Land Development.
Property Location: TD 03 / Map: 15 / Pcls 7 & 8.001
Current Zoning: Neighborhood Residential



PROJECT OVERVIEW

The development of a 100 acre site for 627 residential units and 15.8 acres of commercial sites.

COMPLETENESS REVIEW

This item was deemed complete by the Planning Commission on April 27, 2026.

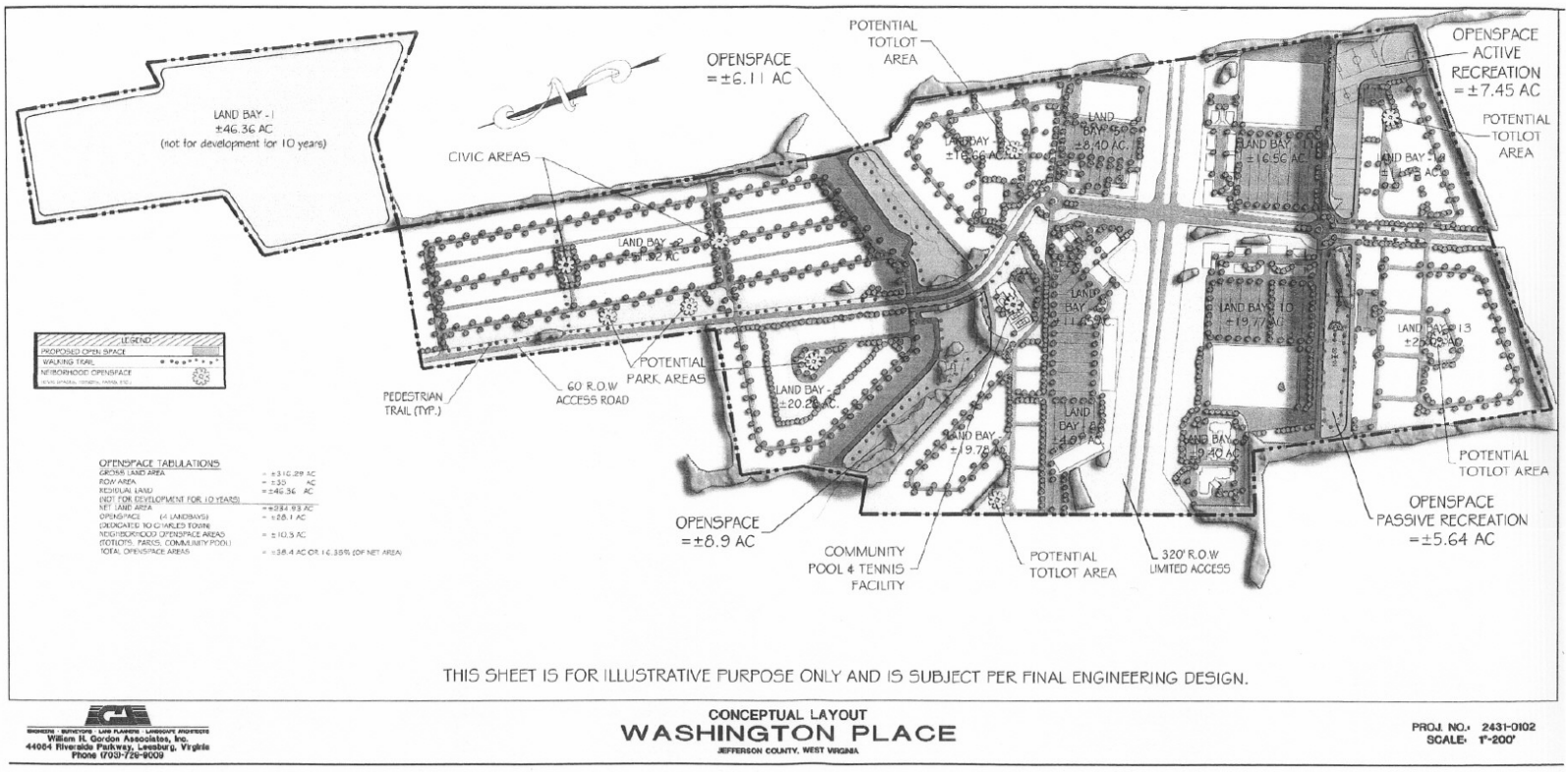
The Planning Commission reviewed a sketch plan on June 11, 2026 and tabled action allow time for the Conditions of Annexation Revision Committee to meet and discuss the proposed plan and Conditions of Annexation changes.

CONDITIONS OF ANNEXATION - HISTORY

Resolution 2006-15 governs the annexation of the property into the City's jurisdiction and lays out conditions of that annexation (COA). A copy of that annexation agreement is included as an amendment to this staff report.

The annexation covered multiple parcels including the two under consideration. The plan of development approved with the COA for these two parcels is one of 36 acres of commercial frontage along Rte. 9 with 13 acres of open space and 36 acres of housing in the rear, and a smaller 9.4 acres of apartment area also fronting along Rte. 9.

On May 18, 2026, City Council approved a Committee for revising the COA, made up of: Mayor George and Councilors Sugrue, Smith, and Hynes.



CONDITIONS OF ANNEXATION - COMPLIANCE

These properties are part of a larger planned development of approximately 290 acres subject to Conditions of Annexation. The applicant has stated they have no desire to deviate from the requirements of the Conditions as they are currently written. The proposed design is generally conformance with the COA concept plan:

Evaluation Criteria 1A – Comprehensive Plan

1. History –The name required by the COA is 'Washington Place'. The proposed name is 'Washington Place South'.

2. Commerce and Industry: A minimum of 50 acres within the overall development is to be dedicated for commercial use. The proposed plan exceeds the required Zoning District 10% minimum of commercial space by providing 15.87 acres (24% of the net buildable area).

3. Safety and Walkability: The COA concept plan is for a mixed-use center where citizens may live, work, shop, and recreate within their community. This plan set is predominately residential, however, it has been revised to include apartment buildings. This provides a third type of housing choice on the properties. The proposed unit totals are 167 single family units, 220 townhomes, and 240 apartments.

4. Affordable Living: Provisions were made for Workforce Affordable Housing, but the applicant has not specified program details.

5. Jobs: The substantial commercial component was designed to provide long-term employment, but the reduced nature of the commercial area in the proposed plan limits the number of long-term jobs available. Jobs will be provided during construction.

6. Infrastructure: The applicant proposes to build the internal road network as required by the COA. Three public parks and a trail system were to be dedicated to the City; the applicant has design two large park spaces to be dedicated to the City. The layout is generally the same as the COA and specifies what amenities will be included.

7. Beautification: This COA proposed commercial buildings fronting the road, to be supplemented with landscaping to maintain a "*green environment*". The proposed plan set conforms to the COA layout in having commercial and multi-family uses front on Route 9.

8. Planning: The COA was designed to fit the design into the larger land use pattern and transportation network within the area, and to respect environmentally sensitive areas. The proposed design fits into the larger transportation pattern by connecting to Rte. 9 and the adjoining *Avalon* subdivision. In regards to land use compatibility, the proposed residential use exceeds in area that shown on COA plan by approximately 25 units along the eastern edge where proposed open space was to be located.

9. Natural Environment: The site contains wooded areas with wildlife. The original plan stated that "*Trees will be preserved to the extent possible*". The proposed plan has outlined an open space area to the northwest, with "Proposed open space for forested area preservation." A stormwater ponding easement exists in that area, but the applicant does not propose to disturb that easement area.

10. Land Use: The site does not adhere to the current Comprehensive Plan, which calls for a Professional and Institutional Office district.

11. Transportation: The site was to have signalization along Rte. 9. No light is proposed under the current plan.

Evaluation Criteria 1B – Urban Zoning

A. Single Family Detached Units

1. COA minimum single family detached lot size of 5,000 sq. ft.
2. COA setbacks for SFD are: Front – 25 feet from edge of pavement, Sides – 5 feet, Rear 5 ft., with a minimum 50 ft. lot width.

Proposed average lot size is 6,900 sq. ft., with setbacks of Front – 25 feet, Sides – 5 feet, Rear 20 ft. (5 ft. if served by alleyway). Proposed minimum lot width is 50 ft. **The COA minimums are met.**

B. Townhome Units

1. COA minimum townhome lot size of 1,600 sq. ft.
2. COA setbacks for townhomes are: Front- 25 feet from edge of pavement, Sides for end units- 5 feet, Rear – 5 feet when townhome is rear load, with a minimum lot width of 16 ft.

Proposed average lot size is 2,000 sq. ft., with setbacks of Front – 25 feet, Sides – 5 feet, Rear 20 ft. (5 ft. if served by alleyway). Proposed minimum lot width is 16 ft. **The COA minimums are met.**

Uses: Per the COA commercial uses are to be those allowed in the General Commercial Zoning District, while explicitly prohibiting farm machinery dealerships, outdoor drive-in theaters, and taverns/cocktail lounges. No use(s) has been set for the proposed commercial space.

Per the COA the final design of the project shall be in general conformance with the 2006 Schematic Plan; the proposed plan layout generally adheres the Schematic Plan.

Evaluation Criteria 1C – Contiguous Location

The proposed plan is within the City's jurisdictional boundaries.

Evaluation Criteria 1D – Transportation Planning

The COA stated that the developer would work with the applicable transit authority to provide appropriate bus stop designations. No bus stops have been identified on the proposed plan set.

Evaluation Criteria 2– Economic Growth
The developer at the time proposed 50 acres of commercial development along with 950 residential units spread across the whole of the project area. The proposed plan sets aside 15.8 acres for commercial development, with 627 residential units.

Evaluation Criteria 3 – Affordable Housing
The project was designed to provide a variety of housing types and to explicitly place at least 5% of townhome units within a Work Force Affordable Housing program. The proposed plan set has three unit-types (detached, townhomes, apartments) but no mention of an affordable housing program to be made available specifically within townhome units.

Evaluation Criteria 4 – Protection of Resources
Environmentally sensitive areas were to be preserved, except for: an area with a road crossing, areas with trails, and areas with stormwater retention ponds. Tree preservation was to be achieved through best management practices.

The proposed plan has only a brief mention of tree preservation on the multifamily parcel to the northwest. That is in keeping with the original sketch plan though, which shows that corner developed for apartments.

Evaluation Criteria 5 – Municipal Infrastructure and Services
The area of the floodplain and the adjacent 1/3rd acre parcel outside of the floodplain were to be dedicated to the City, and that the southern portion of the project was to have trails and a nature park. Per the Federal Emergency Management Agency Floodmap Service Center, there is no floodplain on these parcels south of Route 9.

The City shall partner with the developer of the site to ensure water and sewer line access and capacity are available to the site.

Evaluation Criteria 6– Fiscal Impact
The developer proposed a $948 capital improvements fee per residential unit plus a $4,500 fiscal impact fee per unit, subject to the City adjusting these for inflation or on a bi-annual basis.

Per the Bureau of Labor Statistics, with inflation those amounts now come to $1,555.95 and $7,385.86 respectively. The proposed plan set does not specify any payment amounts.

ZONING REVIEW
The properties are zoned Neighborhood Residential (NR). Per the Zoning Ordinance:

The purpose of the NR District is to provide for a mix of housing types and related services and Uses, including Commercial Uses and office services.
…
The intent is to create a cohesive pattern of primarily residential development that allows a mix of Uses, including neighborhood servicing Commercial and office Uses and/or Commercial and office Uses that complement the primarily residential character of the neighborhood.

USE MIXTURE

Total usable land area requirements:

TYPE	Required minimum per current Zoning Ordinance (based on net buildable area)	Required for these parcels per COA layout	Provided in proposed plan set
Residential	50%	45 acres (45%)	41.71 acres (63%)
Commercial	10%	36 acres (36%)	15.8 acres (24%)
Open Space	10%	13 acres (13%)	7.91acres (11%)

DENSITY

Net Buildable Land Area is 66.14 acres.

Maximum permitted density is 10 units/acre; proposed density is 9.47 units/acre.

LOT DIMENSIONS

The proposed typical lot dimensions, width, and setbacks adhere to the requirements of the COA.

SIDEWALKS

Sidewalks will be provided on both sides of all roads within the development. Sidewalks must be between 5-6 ft. in width. Additional details are required at the Preliminary Plan stage.

UTILITIES

Utility lines are not shown, but some utility easements are. Additional details are required at the Preliminary Plan stage.

BUFFERS

Buffers between non-residential and residential uses will be provided at time of site plan submission for non-residential development components of this subdivision, or must be shown on the preliminary plan. A 15 ft. wide vegetated buffer will be provided behind the proposed single family homes along Road C and the existing homes on Oakland Terrace.

PARKING

Each single-family detached home is required to have two off-street parking space, each townhome is required to have 1.8 spots per dwelling, with spaces no further than 200 feet from their unit, and apartments require 1.2 spaces per unit.

Use	**# of Proposed Units**	**Ordinance Parking Minimum**	**Required off-street parking**
Single-Family Detached	167	2 per unit	334 spaces
Townhouse	220	1.8 per unit	396 spaces
Apartment	240	1.2 per unit	288 spaces
Total Unit count	627 units	**Total spaces required**	1,018 spaces

Additional information is needed to determine conformance with the parking requirements (such as driveway location and dimensions, garage locations, parking lot capacity). It is unclear if roads will provide for on-street parking; additional details are required at the Preliminary Plan stage.

OPEN SPACE/RECREATION

Open Space is provided on two large parcels (5.58 acres and 5.2 acres) of parkland to be dedicated to the City, as well as on a plethora of smaller grassy open areas located around the townhomes, apartments, and in buffer areas; these spaces are to be maintained by the HOA. Per the COA areas dedicated to the City for civic use shall be maintained in their natural state with the exception of the disturbance necessary to construct the trails and playing fields.

STORMWATER

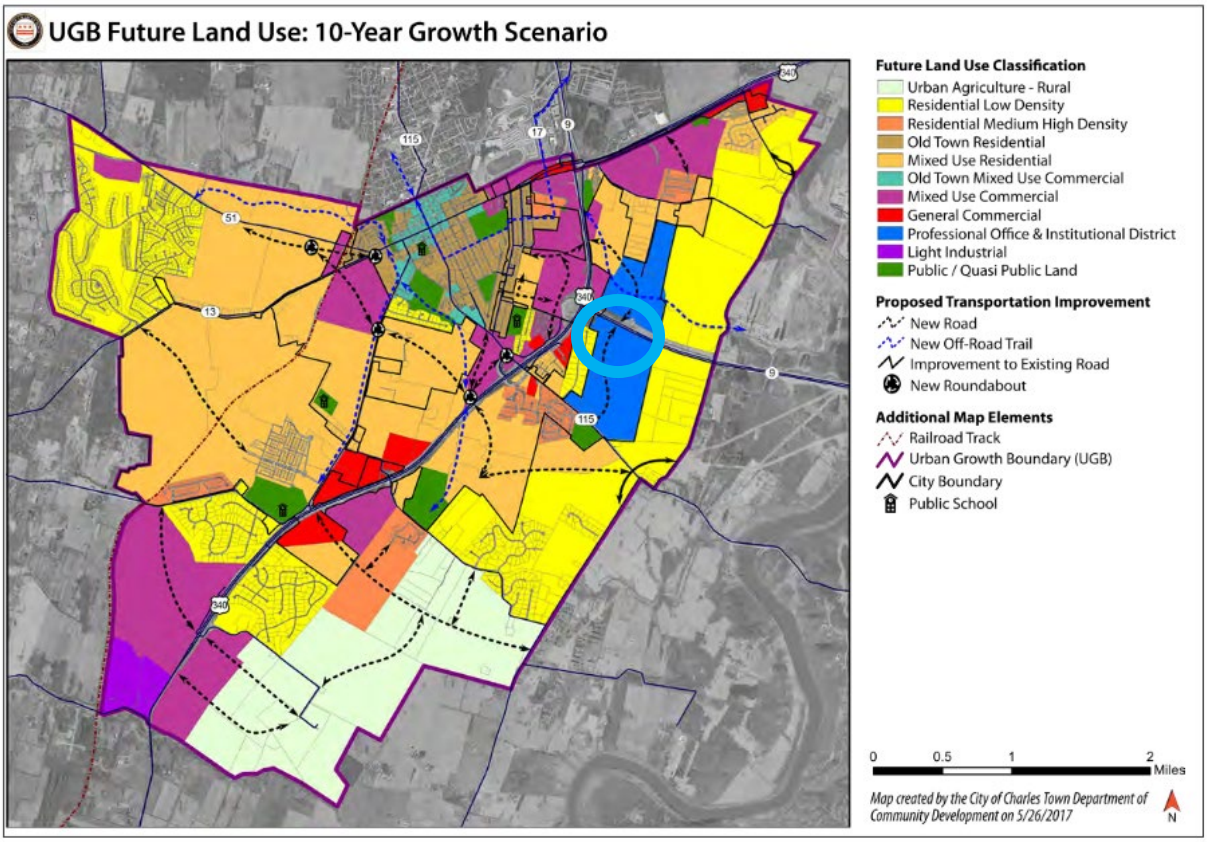
Detailed stormwater management plans are not required at the sketch plan phase. Those details will be required at the Preliminary Plan stage. The City's 3rd party engineering firm, Kimley-Horn, has reviewed the plans and has no comments about storm water management at this stage. Additional review will occur for the Preliminary Plan stage.

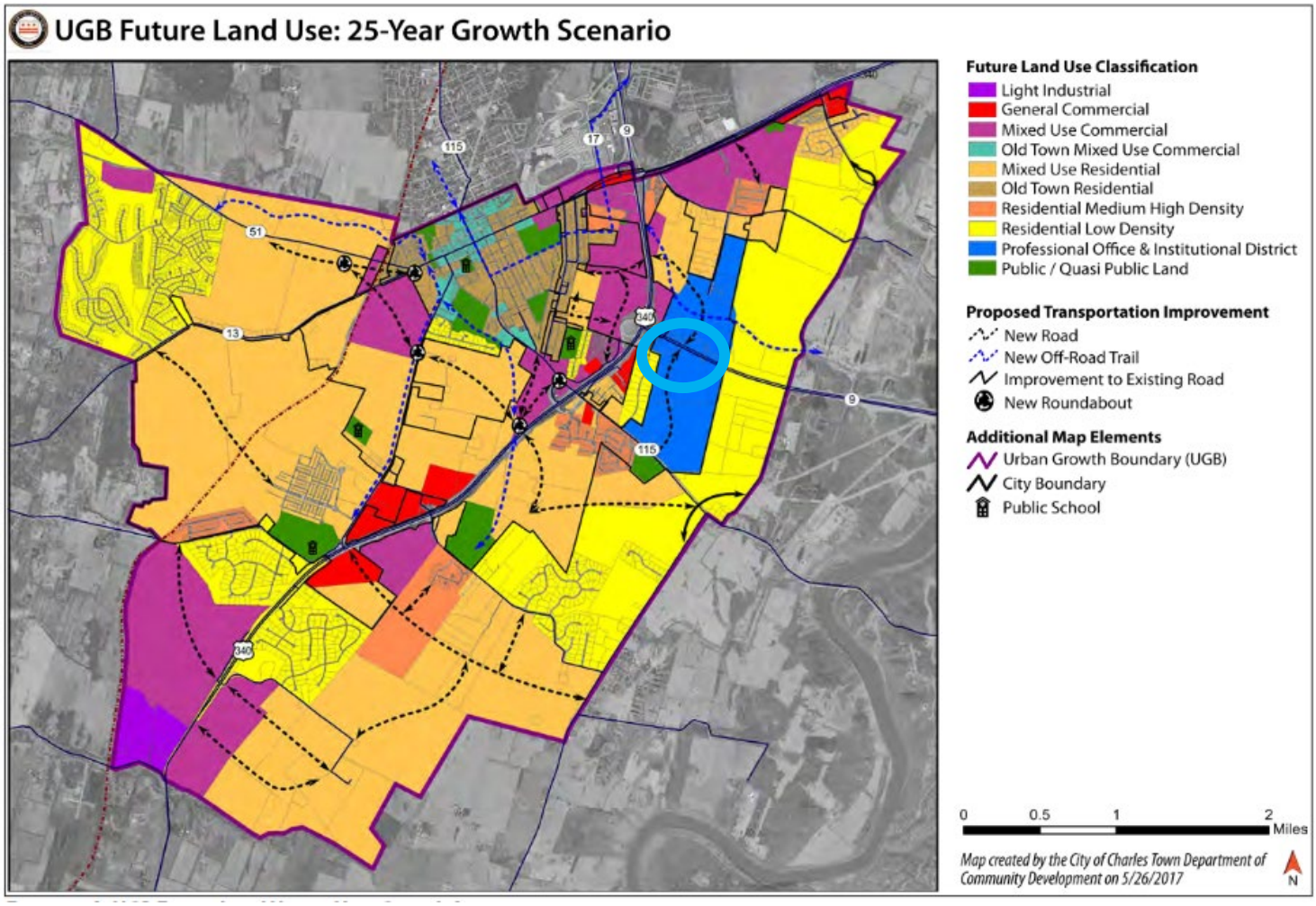
TRAFFIC IMPACT STUDY

A traffic impact study will be required prior to submission of the preliminary plan. The road system will be deeded over to the City for ownership and maintenance.

COMPREHENSIVE PLAN

The 2040 Comprehensive Plan designates this property as Professional Office and Institutional District. The property is circled in blue:





The purpose of the Professional Office and Institutional District is to:

Enhance the work place environment by providing for the ***establishment of offices, medical and other institutional uses****, limited accessory services for workers' convenience and public space. It is intended to* ***promote attractive office development projects*** *which are compatible with one another, as well as with adjoining residential areas. A medium to high density residential option is available when such can be achieved through innovative design and include significant natural resource protection.* ***This future land use district is specifically designated to incentivize economic development opportunities*** *and* ***diversify the City's economy*** *and* ***strengthen its tax base*** *to support its critical infrastructure and public service needs.* – Comp. Plan pg. 75.

CONCLUSION

The applicant is seeking to develop 100 acres for 167 single-family detached homes, 220 townhomes, 240 apartments, and 15.87 acres of commercial sites. While the proposed design does not conform with the intent of the Comprehensive Plan it does generally conform with the Conditions of Annexations concept plan and does generally comply with the Zoning and Subdivision/Land Development Ordinances; additional details are required at the preliminary plan phase to ensure compliance with the COA and the Ordinances.

The proposed conditions of approval are intended to provide a plan on the provision of affordable housing, updated fees, and the provision of recreation spaces prior to the issuance of more than a quarter of the residential dwelling unit occupancy permits.

RECOMMENDATION

Approve the sketch plan, subject to conditions:

1. The applicant shall provide a written narrative specifying how they will provide conformance with the requirements of the Conditions of Annexation. This narrative shall be provided as part of the preliminary plan submittal.

2. The developer shall construct the recreational amenities proposed on the City parkland, prior to the issuance of the 157th residential unit occupancy permit.

The Planning Commission may approve, approve with conditions, or deny the request.

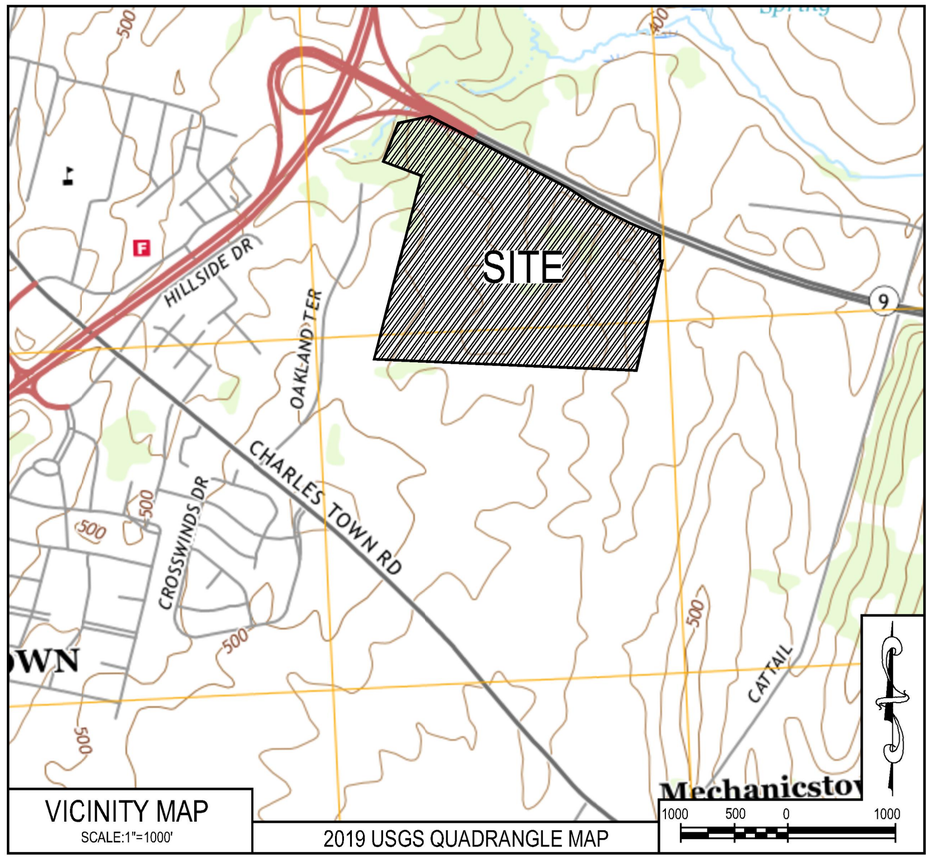
SKETCH PLAN FOR
LANGLET FARM
CITY OF CHARLES TOWN, WV
TAX MAP 15, PARCEL 7 & 8.1
DEED BOOK 803 PAGE 170 &
DEED BOOK 819 PAGE 555

OWNER
LANGLET MARK F - TR
544 LEGO DRIVE
CHARLOTTESVILLE, VA 22911

APPLICANT
GOLDEN EAGLE GROUP, INC.
HUNTMAR PARK DRIVE, SUITE 245
HERDON, VA 20170

SHEET INDEX

1. COVER SHEET AND NOTES
2. BOUNDARY PLAT
3. OVERALL PLAN AND CALCULATIONS
4-12. CONCEPTUAL PLAN



VICINITY MAP
SCALE:1"=1000'

2019 USGS QUADRANGLE MAP

SKETCH PLAN CHECKLIST NOTES PER SECTION 1332.04, SKETCH PLAN REQUIREMENTS

E.2.a. Existing conditions obtained from aerial imagery & LiDAR. Perimeter boundary information shown hereon is based on a survey performed by Paramount Surveying LLC in January 2026.

E.2.b. See Sheets 3-13 for arrangement of land uses. Proposed land uses include single-family detached, single family attached, multifamily apartments, commercial land area, parks/open space and associated improvements.

E.2.c. See this sheet for a Vicinity Map. Map is 2019 USGS Quadrangle Map.

E.2.d. The Project is proposed as Langlet Farm. See Sheet 2 for all abutting owners; see Sheets 3-13 for adjoining lot lines, and structures within 100'. Owner information obtained from the Survey Plat and Jefferson County Assessors Tax Map Viewer.

E.2.e. See title block for for date, creator of plan and address. See this Sheet for Owner / Applicant information.

E.2.f. The property is zoned Neighborhood Residential (NR) and consists of 100.4+/- acres.

E.2.g. See Net Buildable Land Area Calculation Table Sheet 2 for maximum and proposed densities based on the net buildable land area.

E.2.h. Public water is available and sanitary sewer service is available through the Charles Town Utility Board (CTUB). Electric service is available from Potomac Edison.

E.2.i. A CTUB sanitary sewer pump station is located adjacent to Avalon Subdivision, along Rt. 115, approximately 2,900' south of Langlet Farm. A CTUB sanitary forcemain easment to this facility is located along the eastern property line of the site, but the forcemain is not yet installed.

E.2.j. Residential units will be provided water and sanitary sewer through proposed lines running within the right-of-ways and/or open spaces. Water will connect along the eastern property boundary. Sanitary will connect via the proposed force main in the easement running along the eastern property line. Sanitary continues south through the Avalon Subdivision to the existing line within the Charles Town Road ROW.

E.2.k. The property is subject to the Washington Place Conditions of Annexation, Resolution 2006-15.

E.2.l. - See Sheets 3-13 for lot layout. The Washington Place Conditions of Annexation allow up to 950 residential dwelling units.

A) 220 townhouse units are proposed as part of this application.
- Typical proposed lots are 20'x100' and are 2,000 sf.
- Townhouse lot sizes vary up to a maximum of 115' deep, and a minimum of 16' wide
- 16' wide townhouse lots are provided in compliance with the Conditions of Annexation. 5% of the total residential unit count for the site is provided as Work Force Affordable Housing.
- A total of 31 16' townhouse units are located throughout the townhouse sections.
- Townhouses are proposed to be up to 3-stories with an approximate height not to exceed 35'.
- Setbacks are determined in the Conditions of Annexation as follows:
  Front: 25' from Edge of Pavement; Encroachment into the front setback shall be no more than 30%
  Side: 5'
  Rear: 20'; 5' if served by a rear alley
- Minimum lot size is determined in the Conditions of Annexation as follows:
  Minimum Lot Width: 16'
  Minimum Lot Size: 1,600 sf.

B) 167 single-family detached units are proposed as part of this application.
- Typical lots are 60'x115' and are 6,900 sf.
- Single-family homes are proposed to be up to 3-stories with an approximate height of 35'.
- Setbacks are determined in the Conditions of Annexation as follows:
  Front: 25' from Edge of Pavement
  Side: 5'
  Rear: 20', 5' if served by a rear alley
- Minimum lot size is determined in the Conditions of Annexation as follows:
  Minimum Lot Width: 50'
  Minimum Lot Size: 5,000 sf.

C) 240 multi-family units are proposed as part of this application.
- Setbacks per the NR District. Front: 25' ; Side: 10' ; Rear: 20'
- Apartment buildings in the NR zone are permitted to be up to 4-stories, with a maximum height of 55'.
- With this plan, apartment buildings are proposed to be 3-stories with an approximate height of 35'.

D) Parking for residential units will be provided on-lot and offsite through on-street parking, at the rates below:
Single Family Detached: 2 spaces per unit (2 x 167 = 334 spaces)
Townhouse: 1.8 spaces per unit (1.8 x 220 = 396 spaces)
Apartment: 1.2 spaces per unit (1.2 x 240 = 288 spaces)
- All parking space dimensions are proposed to be 9'x18' per the Conditions of Annexation.

E) Commercial areas consisting of 15.87 acres are proposed. This satisfies the 10% required commercial area for the NR zone.
- The Washington Place Conditions of Annexation require a minimum of 50 acres of commercial land to be located throughout the entirety of Washington Place. 50 acres of GC zoned commercial land has been previously provided on the north side of the Rt. 9 right of way. An additional 15.87 acres of commercial land is proposed on the scuth side of the Rt.9 right of way with this plan, exceeding the required commercial land area per the Conditions of Annexation. This acreage will be subject to the uses of the GC district, with exclusions as specifically stated in the Conditions of Annexation.
- Commercial parking will be determined at site plan for the specific commercial lot and future uses.
- All parking space dimensions are proposed to be 9'x18' per the Conditions of Annexation.

E.2.m. The total acreage of the tract being subdivided is 100.4+/- acres.
- The developments Net Build Land Area is 2,880,048+/- square feet (66.12+/- acres).

E.2.n. See Approximate Acreages Table on Sheet 3.

E.2.o. The development will consist of 240 apartments, 220 townhomes, and 167 single-family detached units.

E.2.p. See Sheets 3-12 for proposed street layout. Main access will be provided off of Rt. 9 at the existing parcel entry and Rt. 9 median break. This road will continue south via Griffin Place through Avalon Subdivision to Charles Town Road (Rt. 115), as identified in the Comprehensive Plan. This road will honor the 80' right-of-way as identified in the annexation agreement applicable to Avalon Subdivision.

E.2.q. - Sidewalks at a minimum of 5' wide will be provided on both sides of all proposed streets within the subject property.
- Trails are also proposed. Trails will be finalized at a later time in conjunction with project amenity design.

E.2.r. The development will provide passive and active open space throughout the property, including over 10.79 acres of Park for dedication to the City located at the center of the property, adjacent to the commercial areas. See Approximate Acreages Table on Sheet 3 for additional information.

E.2.s. There are no environmental sensitive areas within the Common Open Space.

E.2.t. No Modifications, Waivers, Variances, Special Exceptions and/or Conditional Uses have been requested.

E.2.u. Buffers are required/proposed as noted within the development.

E.2.v. See Sheets 4-12 for road and right-of-way widths. All roads will be curb & gutter and will be in accordance with the the City's typical roadway section requirements (SDLO Appendix A). Driveways will be provided for each residential unit. Parking for commercial areas will be determined for the specific commercial uses at site plan. All proposed right-of-ways will be 50' (Neighborhood Street), 56' (Neighborhood Center Street), 61' (Minor Collector) or 80' (Road A).

E.2.w. This development will not include any bonus factors.

INTEGRITY FEDERAL SERVICES
CIVIL ENGINEERING • LANDSCAPE ARCHITECTURE • PLANNING
148 S. Queen Street, Suite 201 • Phone: 304-725-8456
Martinsburg, WV 25401 • www.ifs-se.com

SEAL:

REVISIONS

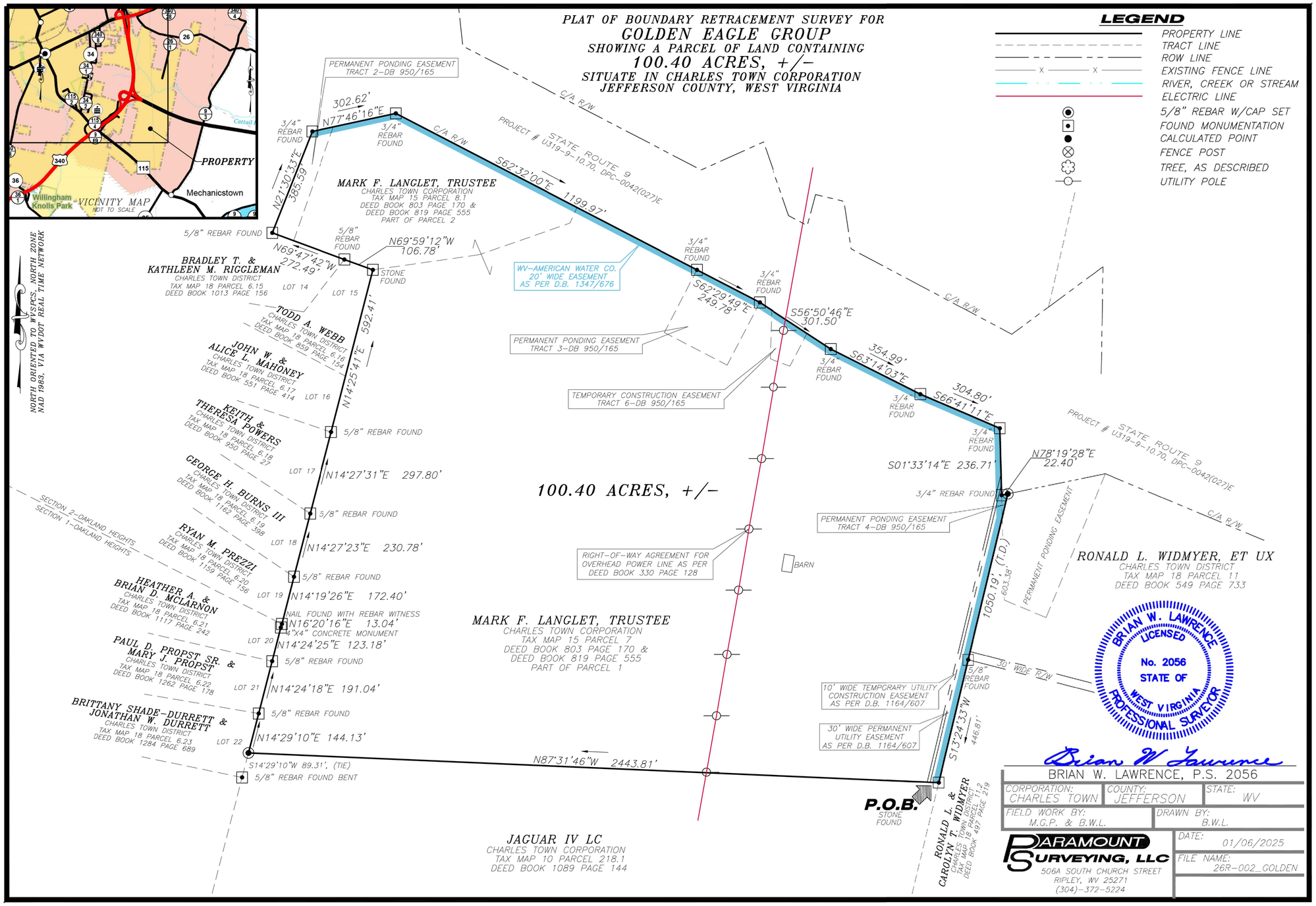
COVER SHEET AND NOTES

LANGLET FARM
SKETCH PLAN
CITY OF CHARLES TOWN, WEST VIRGINIA
TAX MAP 15, PARCEL 7 & 8.1, D.B. 803 PG. 170 & D.B. 819 PG. 555

CT FILE #

SCALE:	HORIZ.: VERT.:
DATE:	JULY, 2026
JOB:	5131-0101
DRAWN: ABP	CHECK: JPG
CADD:	
NCS:	
SHEET:	1 OF 12

PLAT OF BOUNDARY RETRACEMENT SURVEY FOR GOLDEN EAGLE GROUP SHOWING A PARCEL OF LAND CONTAINING 100.40 ACRES, +/- SITUATE IN CHARLES TOWN CORPORATION JEFFERSON COUNTY, WEST VIRGINIA



LEGEND

- PROPERTY LINE
- TRACT LINE
- ROW LINE
- EXISTING FENCE LINE
- RIVER, CREEK OR STREAM
- ELECTRIC LINE
- 5/8" REBAR W/CAP SET
- FOUND MONUMENTATION
- CALCULATED POINT
- FENCE POST
- TREE, AS DESCRIBED
- UTILITY POLE

BRIAN W. LAWRENCE LICENSED No. 2056 STATE OF WEST VIRGINIA PROFESSIONAL SURVEYOR

Brian W Lawrence

BRIAN W. LAWRENCE, P.S. 2056

CORPORATION:	COUNTY:	STATE:
CHARLES TOWN	JEFFERSON	WV

FIELD WORK BY:	DRAWN BY:
M.G.P. & B.W.L.	B.W.L.

DATE: 01/06/2025

FILE NAME: 26R–002_GOLDEN

PARAMOUNT SURVEYING, LLC
506A SOUTH CHURCH STREET
RIPLEY, WV 25271
(304)–372–5224

250 125 0 250 500 750

GRAPHICAL SCALE: 1" = 250'

INTEGRITY FEDERAL SERVICES
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SEAL:

REVISIONS

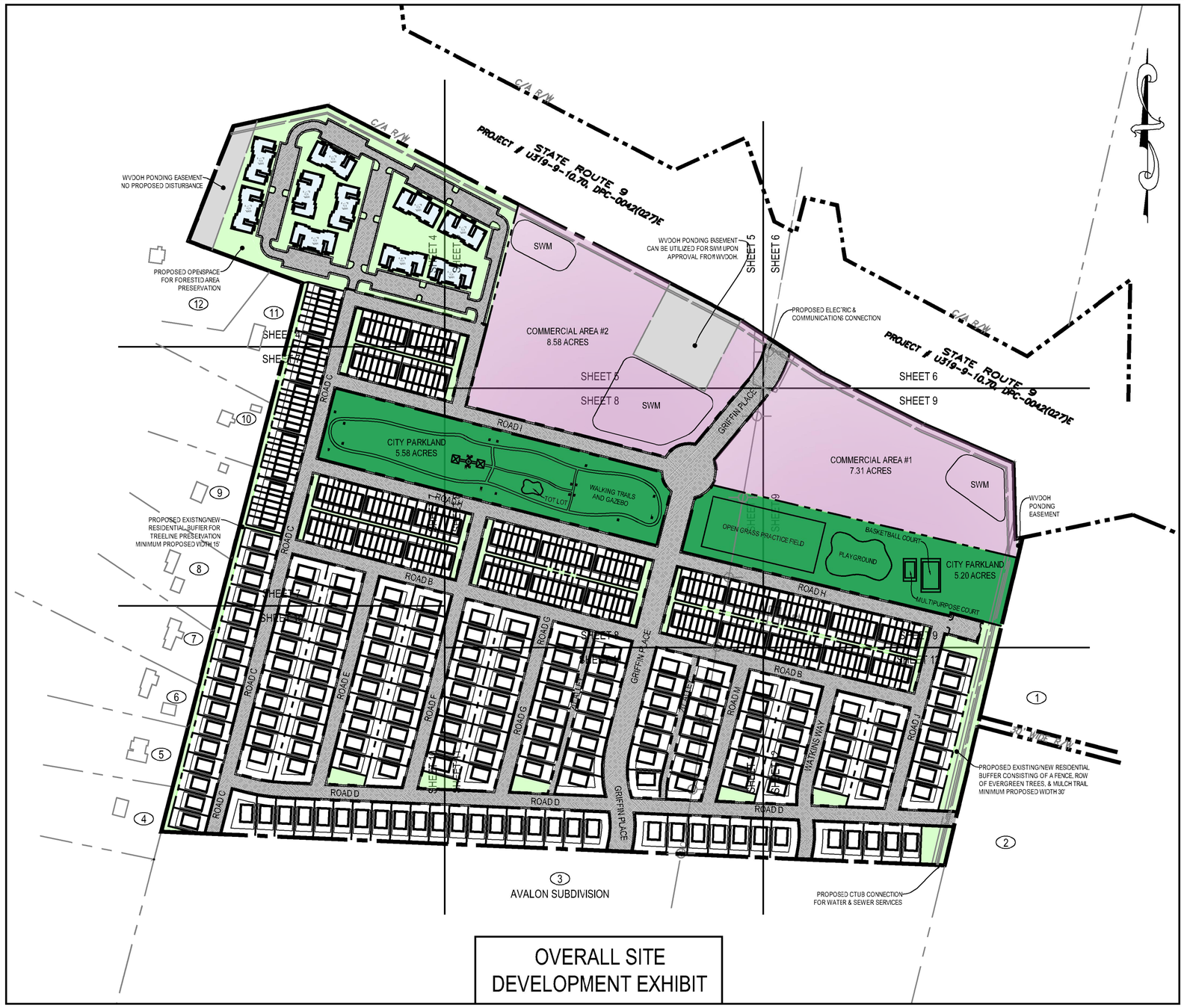
EXISTING CONDITIONS - BOUNDARY SURVEY

LANGLET FARM SKETCH PLAN

CITY OF CHARLES TOWN, WEST VIRGINIA
TAX MAP 15, PARCEL 7 & 8.1, D.B. 803 PG. 170 & D.B. 819 PG. 555

CT FILE #

SCALE:	HORIZ.: VERT.:
DATE:	JULY, 2026
JOB:	5131-0101
DRAWN: ABP	CHECK: JPG
CADD:	
NCS:	
SHEET:	2 OF 12



OVERALL SITE DEVELOPMENT EXHIBIT

Dwelling Units by Type - Checklist Section 1332.04(E).2.o.	
Townhomes	220 Units
Single Family Detached	167 Units
Multi-Family	240 Units
Total	**627 Units**

*COA allows for up to 950 residential dweling units

Density Checklist Section - 1332.04(E).2.g.	
Section 1322.08.(B).4.a. - Multi Family	
Maximum Based on NBLA	2,880,048 / 3,500 = 823 Units
Proposed	240 Units
Section 1322.08.(B).4.b. - Single Family	
Maximum Based on NBLA	2,880,048 / 1,750 = 1646 Units
Proposed	387 Units
Table 1322.08 - Multi Family	
Maximum (20 Units Per Acre)	1322 Units
Proposed	240 Units
Table 1322.08 - Single Family	
Maximum (10 Units Per Acre)	661 Units
Proposed	387 Units

*COA allows for up to 950 residential dweling units

Net Buildable Land Area Calculation - Checklist Section 1332.04(E).2.g.		
Area / Use	**Square Feet**	**Acres**
Parcel 8.1 Gross Land Area	372,721	8.56
Parcel 7 Gross Land Area	4,000,572	91.84
Total Gross Land Area	4,373,293	100.40
WVDOH Ponding Easements	92,697	2.13
Right-of-Ways (To be conveyed to City)	822,143	18.87
Parkland (To be conveyed to City)	469,816	10.79
Stormwater Management Area	108,589	2.49
Sensitive Natural Areas (wetlands & floodplain)	0	0.00
Net Buildable Land Area (NBLA)	**2,880,048**	**66.12**

**Approximate Acreages - Checklist Section 1332.04(E).2.n.		
Area / Use	**Square Feet**	**Acres**
Common Open Space	344,643	7.91
Multi-Family Buildings (Apartments)	90,713	2.08
Residential Lot Area (Townhouse)	499,303	11.46
Residential Lot Area (Single-Family Detached)	1,226,985	28.17
Commercial Lot Area	691,221	15.87
WVDOH Ponding Easements	92,697	2.13
Public Right-of-Ways (To be conveyed to City)	822,143	18.87
Private Streets, Parking & Sidewalk (Serving Apartments)	135,778	3.12
Parkland (To be conveyed to City)	469,816	10.79
Sensitive Natural Areas (wetlands & floodplain)	0	0.00
Stormwater Management Area (Included in commercial)	108,589	2.49
Total	4,373,299	100.40
**Will vary with final engineering design.		

Common Open Space Calculations - Checklist Section 1332.04(E).2.x.		
Section 1322.08(B).3.		
	Square Feet	**Acres**
Required (10% of NBLA)	288,086	6.61
Proposed	344,643	7.91

Neighborhood Residential Land Use Mix Requirements				
	Requirement		Provided	
Use	%	Acres	%	Acres
Residential	50	33.06	63.09	41.71
Commercial*	10	6.61	24.00	15.87
Open Space	10	6.61	11.97	7.91
As a percentage of NBLA				

*Compliant per the COA

ADJACENT PROPERTY OWNER INFORMATION						
Reference #	**Owner Name**	**Owner Address**	**District**	**Tax Map**	**Parcel**	**Zoning District**
1	RONALD L WIDMYER, ET UX	1434 CATTAIL RUN RD, CHARLES TOWN, WV 25414	2	18	11	RURAL (COUNTY)
2	RONALD L & CAROLYN T WIDMYER	1434 CATTAIL RUN RD, CHARLES TOWN, WV 25414	2	18	11.2	RURAL (COUNTY)
3	JAGUAR IV LC	2755 TOWN MEWS LN, CHARLOTTESVILLE, VA 22901	3	10	218.1	NEIGHBORHOOD RESIDENTIAL
4	BRITTANY SHADE-DURRETT & JONATHAN W DURRETT	254 OAKLAND TER, CHARLES TOWN, WV 25414	2	18	6.23	RESIDENTIAL GROWTH (COUNTY)
5	PAUL D SR & MARY J PROPST	282 OAKLAND TER, CHARLES TOWN, WV 25414	2	18	6.22	RESIDENTIAL GROWTH (COUNTY)
6	HEATHER A & BRIAN D MCLARNON	314 OAKLAND TER, CHARLES TOWN, WV 25414	2	18	6.21	RESIDENTIAL GROWTH (COUNTY)
7	RYAN M PREZZI	356 OAKLAND TER, CHARLES TOWN, WV 25414	2	18	6.20	RESIDENTIAL GROWTH (COUNTY)
8	GEORGE H BURNS III	394 OAKLAND TER, CHARLES TOWN, WV 25414	2	18	6.19	RESIDENTIAL GROWTH (COUNTY)
9	KEITH & THERESA A POWERS	460 OAKLAND TER, CHARLES TOWN, WV 25414	2	18	6.18	RESIDENTIAL GROWTH (COUNTY)
10	JOHN W & ALICE L MAHONEY	484 OAKLAND TER, CHARLES TOWN, WV 25414	2	18	6.17	RESIDENTIAL GROWTH (COUNTY)
11	TODD A WEBB	530 OAKLAND TER, CHARLES TOWN, WV 25414	2	18	6.16	RESIDENTIAL GROWTH (COUNTY)
12	BRADLEY T RIGGLEMAN & KATHLEEN M JACOBS	550 OAKLAND TER, CHARLES TOWN, WV 25414	2	18	6.15	RESIDENTIAL GROWTH (COUNTY)

(1) — ADJACENT PROPERTY OWER REFERENCE NUMBER

HATCH LEGEND

- HOA OPEN SPACE
- CITY PARKLAND FOR DEDICATION
- COMMERCIAL LAND AREA

SITE LAYOUT NOTES:

1. THE MINIMUM ALLOWABLE LOT SIZE IS 50' FOR SFD AND THE DEVELOPERS RESERVE THE RIGHT TO ADJUST LOT SIZES PER MARKET DEMAND.
2. FLEXIBILITY BETWEEN MIX OF SINGLES & TOWNS TO ADJUST PER MARKET DEMAND
3. CITY PARKLAND AMENITIES ARE TO BE BUILT BY THE DEVELOPER AND DONATED TO THE CITY AS SHOWN ON THIS PLAN.
4. UTILITY SERVICES TO BE CONSTRUCTED IN ACCORDANCE WITH THE CONDITIONS OF ANNEXATION, *MUNICIPAL INFRASTRUCTURE AND SERVICES*, CTUB RELATED ITEMS 4 - 6, LOCATED ON PAGES 8-9 OF THE COA.

NOTES - REQUIRED BUFFERS

RESIDENTIAL/COMMERCIAL BUFFERS:
A TEN-FOOT (10) OPAQUE BUFFER AND SCREEN TO A MINIMUM HEIGHT OF SIX (6) FEET, SHALL BE PROVIDED IN CONFORMANCE WITH APPENDIX C – BUFFERING (STANDARD DETAIL AND PLANTED) ACCORDING TO THE SPECIES' PLANTING REQUIREMENTS.

RESIDENTIAL/RT. 9 BUFFERS:
A TWENTY-FIVE (25) FOOT OPAQUE BUFFER AND SCREEN TO A MINIMUM HEIGHT OF TEN (10) FEET IS REQUIRED ALONG STATE MAINTAINED ROADS WHERE NEW RESIDENTIAL DEVELOPMENTS ABUT THEM.

250 125 0 250 500 750

GRAPHICAL SCALE: 1" = 250'

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SEAL:

REVISIONS

OVERALL PLAN AND CALCULATIONS

LANGLET FARM SKETCH PLAN

CITY OF CHARLES TOWN, WEST VIRGINIA
TAX MAP 15, PARCEL 7 & 8.1. D.B. 803 PG. 170 & D.B. 819 PG. 555

CT FILE #

SCALE: HORIZ.: VERT.:
DATE: JULY, 2026
JOB: 5131-0101
DRAWN: ABP CHECK: JPG
CADD:
NCS:
SHEET: 3 OF 12

LEGEND:

EXISTING		PROPOSED
	BOUNDARY	
	PROPERTY LINE	
	RIGHT - OF - WAY	
	BUILDING	
OHE	POWER LINE	
452	INDEX CONTOUR LINE	452
452	INTERMEDIATE CONTOUR LINE	452

WVDOH PONDING EASEMENT
NO PROPOSED DISTURBANCE

PROPOSED OPENSPACE
FOR FORESTED AREA
PRESERVATION

C/A R/W

8 UNITS PER FLOOR

MATCHLINE - SEE SHEET 5

MATCHLINE - SEE SHEET 7

50 25 0 50 100 150
GRAPHICAL SCALE: 1" = 50'

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SEAL:

REVISIONS

CONCEPTUAL PLAN

LANGLET FARM
SKETCH PLAN

CITY OF CHARLES TOWN, WEST VIRGINIA
TAX MAP 15, PARCEL 7 & 8.1, D.B. 803 PG. 170 & D.B. 819 PG. 555

CT FILE #

SCALE:	HORIZ.: VERT.:
DATE:	JULY, 2026
JOB:	5131-0101
DRAWN:	ABP
CHECK:	JPG
CADD:	
NCS:	
SHEET:	4 OF 12

PROJECT # U319-9-10.70, DPC-0042(027)E

STATE ROUTE 9

8 UNITS PER FLOOR

8 UNITS PER FLOOR

SWM

WVDOH PONDING EASEMENT CAN BE UTILIZED FOR SWM UPON APPROVAL FROM WVDOH.

MATCHLINE - SEE SHEET 4

MATCHLINE - SEE SHEET 6

COMMERCIAL AREA #2
8.58 ACRES

BRL

BRL

BRL

50 25 0 50 100 150

GRAPHICAL SCALE: 1" = 50'

MATCHLINE - SEE SHEET 8

C.E

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LANGLET FARM SKETCH PLAN

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DATE:	JULY, 2026
JOB:	5131-0101
DRAWN: ABP	CHECK: JPG
CADD:	
NCS:	
SHEET:	5 OF 12

MATCHLINE - SEE SHEET 5

PROPOSED ELECTRIC &
COMMUNICATIONS CONNECTION

C/A R/W

PROJECT # U319-9-10.70, DPC

STATE ROUTE 9

50 25 0 50 100 150

GRAPHICAL SCALE: 1" = 50'

MATCHLINE - SEE SHEET 9

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CONCEPTUAL PLAN

LANGLET FARM SKETCH PLAN

CITY OF CHARLES TOWN, WEST VIRGINIA

TAX MAP 15, PARCEL 7 & 8.1, D.B. 803 PG. 170 & D.B. 819 PG. 555

CT FILE #

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JOB:	5131-0101
DRAWN: ABP	CHECK: JPG
CADD:	
NCS:	
SHEET:	6 OF 12

MATCHLINE - SEE SHEET 4

ROAD C

CITY PARKLAND
5.58 ACRES

MATCHLINE - SEE SHEET 8

ROAD A

ROAD C

ROAD B

PROPOSED EXISTING/NEW
RESIDENTIAL BUFFER FOR
TREELINE PRESERVATION
MINIMUM PROPOSED WIDTH 15'

50 25 0 50 100 150

GRAPHICAL SCALE: 1" = 50'

MATCHLINE - SEE SHEET 10

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CONCEPTUAL PLAN

LANGLET FARM
SKETCH PLAN

CITY OF CHARLES TOWN, WEST VIRGINIA
TAX MAP 15, PARCEL 7 & 8.1, D.B. 803 PG. 170 & D.B. 819 PG. 555

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SHEET:	7 OF 12

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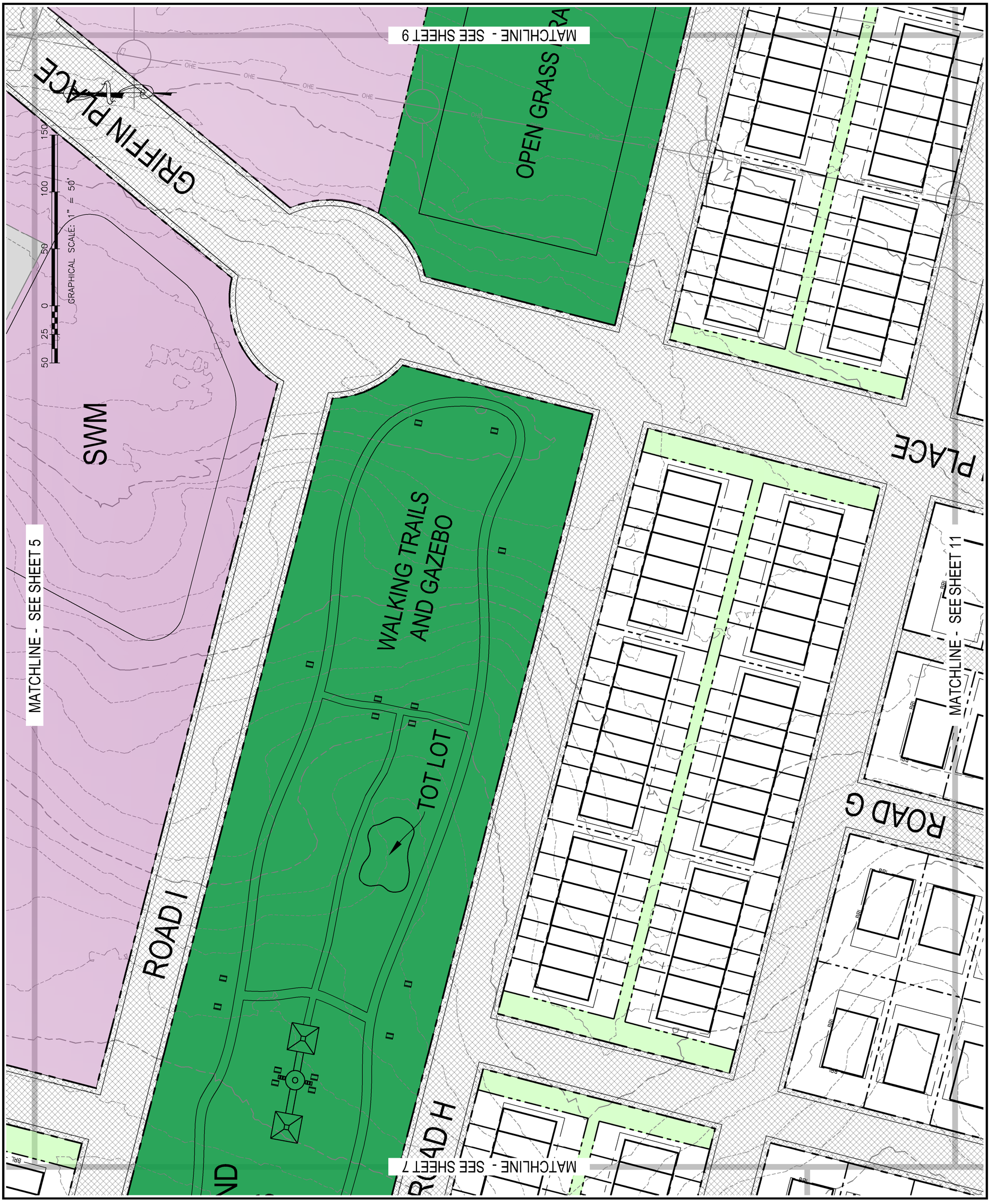
CONCEPTUAL PLAN

LANGLET FARM
SKETCH PLAN

CITY OF CHARLES TOWN, WEST VIRGINIA
TAX MAP 15, PARCEL 7 & 8.1, D.B. 803 PG. 170 & D.B. 819 PG. 555

CT FILE #

SCALE: HORIZ.: VERT.:
DATE: JULY, 2026
JOB: 5131-0101
DRAWN: ABP CHECK: JPG
CADD:
NCS:
SHEET: 8 OF 12



MATCHLINE - SEE SHEET 6

COMMERCIAL AREA #1
7.31 ACRES

SWM

WVDOH
PONDING
EASEMENT

MATCHLINE - SEE SHEET 8

S PRACTICE FIELD

BASKETBALL COURT

PLAYGROUND

CITY PARKLAND
5.20 ACRES

MULTIPURPOSE COURT

ROAD H

BARN

MATCHLINE - SEE SHEET 12

50 25 0 50 100 150

GRAPHICAL SCALE: 1" = 50'

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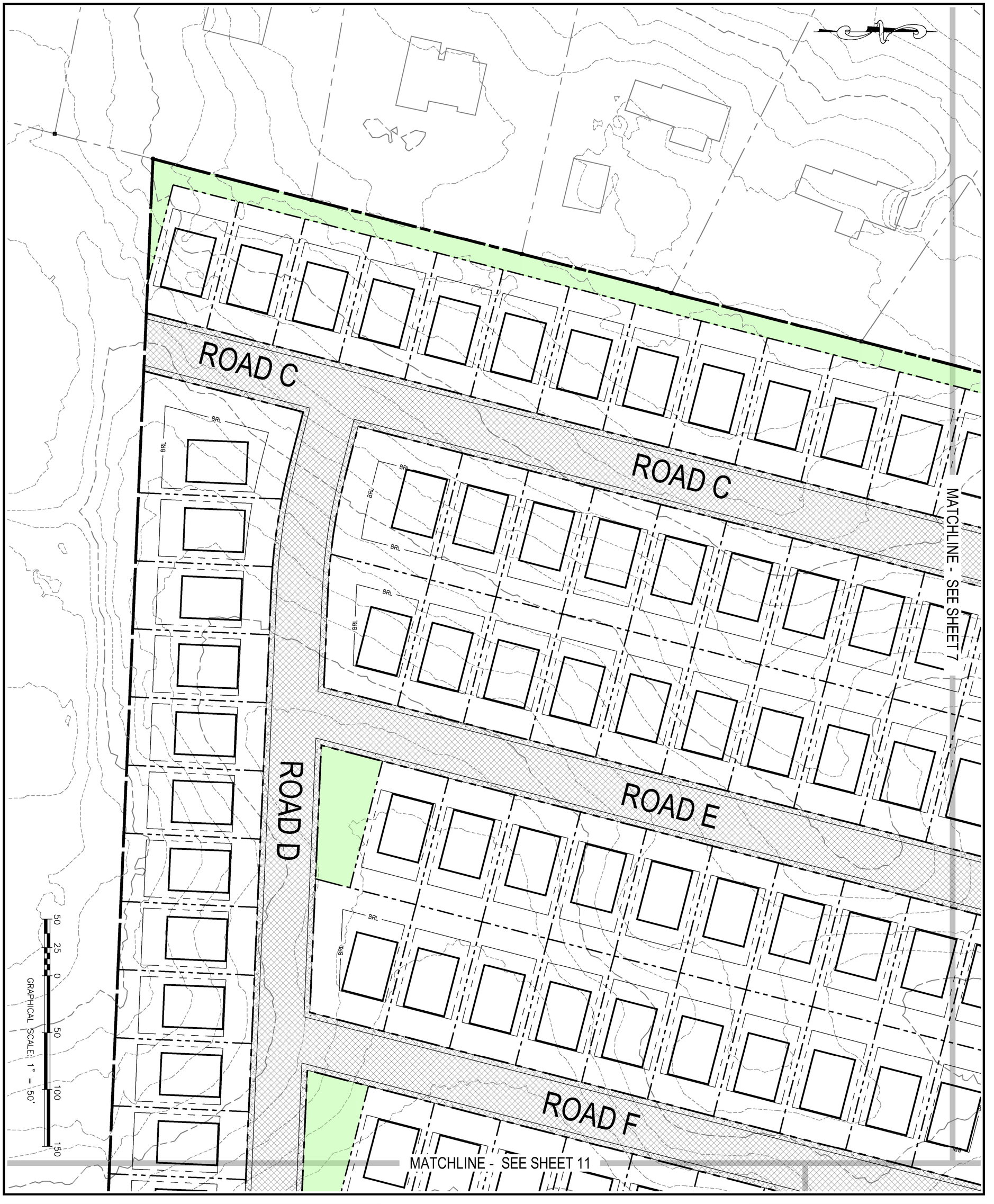
CONCEPTUAL PLAN

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SKETCH PLAN

CITY OF CHARLES TOWN, WEST VIRGINIA
TAX MAP 15, PARCEL 7 & 8.1, D.B. 803 PG. 170 & D.B. 819 PG. 555

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JOB:	5131-0101
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NCS:	
SHEET:	9 OF 12



SCALE:	HORIZ.:
	VERT.:
DATE:	JULY, 2026
JOB:	513-0101
DRAWN: ABP	CHECK: JPG
CADD:	
NCS:	
SHEET:	10 OF 12

CONCEPTUAL PLAN

LANGLET FARM
SKETCH PLAN

CITY OF CHARLES TOWN, WEST VIRGINIA

TAX MAP 15, PARCEL 7 & 8.1, D.B. 803 PG. 170 & D.B. 819 PG. 555

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CT FILE #

SCALE: HORIZ.:
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NCS:
SHEET: 11 OF 12



MATCHLINE - SEE SHEET 9

ROAD B

WATKINS WAY

ROAD J

ROAD D

MATCHLINE - SEE SHEET 11

30' WIDE R/W

PROPOSED EXISTING/NEW RESIDENTIAL BUFFER CONSISTING OF A FENCE, ROW OF EVERGREEN TREES, & MULCH TRAIL MINIMUM PROPOSED WIDTH 30'

PROPOSED CTUB CONNECTION FOR WATER & SEWER SERVICES

50 25 0 50 100 150

GRAPHICAL SCALE: 1" = 50'

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NCS:	
SHEET:	12 OF 12

From:	Bill Gray
To:	Ann.M.Shumaker@wv.gov
Cc:	Irfan Totonji; Abduljabar Totonji; Michael Nathan; bperry@ifs-ae.com; James Newman; Alissa Meeks; Brent Manuel; Mark Langlet
Subject:	Easements on Langlet Property
Date:	Tuesday, July 21, 2026 2:38:20 PM
Attachments:	image001.png image002.png image003.png image004.png 950-165 WVDOH Access and Ponding Easements 01.04.21.pdf

Dear Ann,

Thank you very much for the call today and assisting in the clarification of the legal status of the permanent ponding easements that were established for the benefit of the WVDOH as reflected in the attached recorded document.

As we discussed, the WVDOH was granted the ownership of the permanent ponding easements and temporary construction easements in 2001 in conjunction with the construction of the new Rt 9 highway at the City of Charles Town, WV. While WVDOH has been granted ownership of these easements, the ownership of the underlying property remains with the Langlet Irrevocable Trust, the current owner of the property. Since WVDOH will not accept the construction of any commercial or residential structures above the permanent ponding easements we will remove the underground detention facility from our plan and show that area as a permanent ponding easement.

Furthermore, if a plan is submitted to improve the permanent ponding easement and it meets WVDOH specifications, it can be approved in conjunction with the development of the property. If any improvement is needed for our project, our engineers at IFS stated that they have done this previously and will work with WVDOH to obtain the necessary approvals.

Thank you for assisting us with the clarification of this matter so we can move forward with our submission to the Planning Commission for approval on July 23.

Best regards,

William A Gray
Chief Financial Officer
Golden Eagle Group Inc.

(703) 674-6180
[redacted]
www.GoldenEagleGroup.net
505 Huntmar Park Drive Suite 245
Herndon VA 20170

Links contained in this email have been replaced. If you click on a link in the email above, the

link will be analyzed for known threats. If a known threat is found, you will not be able to proceed to the destination. If suspicious content is detected, you will see a warning. Beware - This email comes from outside the City of Charles Town.

City of Charles Town

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Phone: (304) 725-2311 ♦ Fax: (304) 725-1014 ♦ Web: www.charlestownwv.us

MAYOR
Peggy A. Smith

CITY COUNCIL
Randy Breeden
Donald Clendening
William Jordan
Sandra Slusher McDonald
Amy Schmitt
John Ward
Matthew Ward
Geraldine Willingham

CITY MANAGER
Jane E. Arnett

CITY CLERK
Joe Cosentini

Resolution 2006-15

An Acceptance of Conditions of Annexation for Washington Place

WHEREAS, Mark F. Langlet, Trustee of the Jules F. Langlet and Mary Lou Langlet Irrevocable Trust, and Carol S. Blumenthal presented their petition for annexation of their property to the Mayor and City Council at a regular council meeting on the 7th day of August, 2006, and

WHEREAS, the said Petition for Annexation was received and was referred to the Finance Committee of the City for further review and analysis, and

WHEREAS, said Finance Committee has convened on several occasions, and after review of the information presented to it, has reached certain conclusions and has made recommendations, and

WHEREAS, Petition for Annexation was next referred to the City of Charles Town Planning Commission for further review and analysis for its recommendation to Council on August 28th, 2006, and

WHEREAS, at said meeting of the Planning Commission they adopted a recommendation that the property be zoned Neighborhood Residential (NR), and

WHEREAS, through direct negotiation, Mark F. Langlet, Carol S. Blumenthal, the Planning Commission, the Finance Committee, the City Council of the City of Charles Town, and City Staff have compiled a list of conditions of annexation to be made by the developers and property owners which are subject to the annexation for the use and benefit of the City of Charles Town (hereinafter attached to as Exhibit 1: Conditions of Annexation for Washington Place), and

NOW, THEREFORE, WITNESSETH: That the property owners of the property known as Washington Place, and the City of Charles Town agree as follows:

A. The City will, by ordinance, as provided in §8-6-4 of the West Virginia Code, annexing into the corporate boundaries of Charles Town the territory owned by Carol S. Blumenthal, Jules F. and Mary Lou Langlet, and Mark F. Langlet.
B. The City will subject the territory so annexed to Neighborhood Residential zoning.
C. The property owners will offer all terms set forth in Exhibit 1 for the use and benefit of the City of Charles Town upon the terms and conditions herein set forth.
D. The property owners agree to execute further assurances or agreements as may be required by the City with such assurances and

agreements to bind the owners of the property sought to be annexed, their successors and assigns to the conditions of annexation.

NOW, THEREFORE, BE IT RESOLVED; By the City Council of the City of Charles Town, to accept and approve the ordinance for annexation of Carol S. Blumenthal, Jules F. and Mary Lou Langlet, and Mark F. Langlet, Trustee, and to incorporate the same within the corporate boundaries of the City of Charles Town, pursuant to §8-6-4 of the West Virginia Code.

Dated: September 18 ,2006

CITY OF CHARLES TOWN:

Peggy A. Smith, Mayor

Attest:

City Clerk

EXHIBIT I

As Attachment to Resolution # 2006-15

CONDITIONS OF ANNEXATION FOR WASHINGTON PLACE.

The property owners of "The Parcels" as identified below, herein also referred to as "The Property", **Washington Place**, agree to the following conditions of annexation if the property is annexed into the City of Charles Town, herein also referred to as "The City" and "Charles Town".

Carol S. Blumenthal:

Tax Map District 2, Map 9, Parcel 4, Charles Town District

Jules F. and Mary Lou Langlet:

Tax Map District 2, Map 9, Parcel 6, Charles Town District

Mark F. Langlet, Trustee:

Tax Map District 2, Map 9, Parcels 4.2, 4.4, 4,5, 4.6, 4.7, 4.8, and 7.1, Charles Town District;
Tax Map District 2, Map 10, Parcel 8.1, Charles Town District; and
Tax Map District 2, Map 18, Parcel 7, Charles Town District

Impact statements pertaining to the City of Charles Town Annexation Policy Evaluation Criteria, and all proposed voluntary contributions, understandings and development agreements, submitted as conditions of annexation, are as follows:

PLANNING & ZONING COMPLIANCE – EVALUATION CRITERIA #1:

Evaluation Criteria 1A – Comprehensive Plan

This annexation is consistent with the City of Charles Town's current and draft Comprehensive Plans per the following:

Chapter 3 – Charles Town's Vision For The Future

- History – The Washington Family founded Charles Town. The name for the Property, Washington Place, is intended to exemplify and build upon Charles Town's heritage.

- Commerce and Industry - The substantial area within Washington Place dedicated for commercial use will provide opportunity for new jobs and increased local tax revenues.

- Safety & Walkability - The concept plan for Washington Place provides for a mixed-use center whereby citizens may live, work, shop and recreate within their community. The transportation network will be supplemented with sidewalks, crosswalks and a comprehensive trail network to complement the mix-use development to support safe vehicular and pedestrian activities within the community. In addition and if approved by the West Virginia Department of Transportation, Washington Place will provide an at-grade Route 9 pedestrian crossing to provide pedestrian connectivity to both the north and south development areas of the project.

  Streetlights and signage will be employed per the City's policies.

  School bus stop facilities will be cited and constructed in accordance with the Jefferson County School Board's policies and design guidelines.

- Affordable Living – Washington Place will provide a diverse residential program to appeal to all ages, background and social status and includes a provision for Work Force Affordable Housing, in accordance with the City's policies and procedures.

- Jobs - In the short term and during the development process, construction activities within Washington Place will provide various employment opportunities for local companies and their current and future employees. Upon occupancy, the substantial commercial component within the community will provide long-term employment opportunities.

- Infrastructure – Washington Place will design and construct the road infrastructure and associated improvements in accordance with City and Department of Transportation standards to support the ultimate development scenario for the Project. Development located north of the stream on the project will not occur until the Route 9 improvements are constructed to provide primary access to the project.

  Washington Place will support the expansion of the City's sanitary sewer system; will construct and dedicate to the City of Charles Town three public parks and associated trail systems to provide connectivity for the Green Infrastructure inventory. Washington Place will design and construct open/civic spaces, playground facilities, storm water management facilities and a community recreation facility for the Washington Place residents. These facilities will be owned and maintained by the Washington Place Homeowners Association (HOA). Public use of

these facilities shall be subject to permission by the HOA and a user fee may be assessed.

- Beautification – With the construction of the new Route 9 roadway, Washington Place will become the eastern gateway into Charles Town. The overall design and planning effort for Washington Place has incorporated efforts to enhance the gateway via the buffering of surface parking areas through the positioning of the commercial buildings along the Route 9 right of way. These architectural and planning techniques will be supplemented with appropriate landscaping to maintain a green environment along the road frontage.

  Concurrent with the first site plan submission for the project, Washington Place will develop and provide to the City design guidelines to implement the aforementioned Route 9 gateway objectives and to establish the treatment parameters for the buffers to be provided along the boundary with off-site properties.

- Planning – The concept plan meets the intent of the land use distribution and transportation network within this area. Additionally, the concept plan respects the environmentally sensitive areas located on the Property.

Chapter 4 – The Natural Environment

The project contains floodplain and wetlands are present within the floodplain area. There are no other known environmental features on the site. Washington Place does not intend to disturb the floodplain and wetland areas other than where required for one road crossing, stormwater management and as requested by the City for park improvements. Trees will be preserved to the extent possible and new canopy will be planted in the form of street trees and other means as specified in the Zoning Ordinance. Areas dedicated to the City for civic use will be maintained in their natural state with the exception of the disturbance necessary to construct the trails and playing fields as described herein.

Chapter 5 – Land Use

Washington Place meets or exceeds the policies set forth in Chapter 5 of the Draft Comprehensive Plan especially as related to Natural Areas and Open Space, Residential Land Uses and Employment Land Uses. Details of such compliance are provided elsewhere in this Exhibit.

Chapter 6 – Transportation

Washington Place's road system mitigates transportation impacts that may result from the development by providing turn-lanes and signalization along new Route 9. The internal road system proposes inter-parcel access to adjacent properties to

integrate the improvements into the regional transportation network. Applicable improvements to Southerly Lane will be consistent with the requirements established by the Department of Highways. In addition, a trail and sidewalk programs are proposed to provide and promote pedestrian connectivity and activity within and beyond the boundaries of the development.

Evaluation Criteria 1B – Urban Zoning

The Residential Growth and Rural zoning districts, as set forth in the Jefferson County Zoning Ordinance, currently govern the Property. These Districts allow residential densities of approximately 4 units per acre and one unit per 40,000 square feet, respectively. The proposed zoning classification of Neighborhood Residential (NR), as described in the City of Charles Town Zoning Ordinance in force at the time of this annexation, is requested as part of this Annexation Petition. Annexation and the request of this zoning classification are predicated on the goal of developing a true mixed-use community for the City. This community environment promotes pedestrian activity and connectivity to living, shopping, recreation, entertainment, professional services and the work place. To accomplish this goal, as well as to meet the Affordable Housing, through a stratified residential product program, and other Draft Comprehensive Plan policies as discussed earlier in this document, the City shall adopt the following design parameters for Washington Place:

1. Minimum lot size for single family detached shall be 5000 sq ft.

2. Minimum Lot width and yard requirements for single family detached dwelling units.

    a. 50-foot lot width
    b. Front yard setback of 25 feet measured from the edge of pavement. Encroachment within the front yard setback shall be allowed but no more than 30 percent.
    c. Side yard setback of 5 feet.
    d. Rear yard setback of 5 feet where rear load products are provided.

3. Design Standard for Town Homes

    a. Minimum townhouse lot shall be 1,600 sq ft.
    b. Minimum lot width is16-feet
    c. Front yard setback of 25 feet will be measured from the edge of pavement. Encroachment within the front yard setback shall be no more than 30 percent.
    d. Side yard setback for each end of every row shall be a minimum of 5 feet
    e. A minimum rear yard setback of 5 feet shall be allowed where rear load products are provided.

4. A setback shall not be required from the property line for accessory structures.

5. Parking space dimensions shall be 9'x 18' to reduce impervious area, potential pollution sources and surface runoff.

The parcels located on the north and south side of Keyes Ferry Road as shown on the Schematic Plan shall remain in their current condition, not withstanding normal property improvements. These parcels shall not be developed beyond the density currently allowed under the County's Rural District regulations for a period of ten (10) years after the City Council's Second Reading and affirmative action on the Annexation Petition. Thus, these parcels are not part of the development proposal and associated commercial and residential densities cited herein for Washington Place.

The non-residential development areas of the Project shall be governed by the uses permitted and by special exception in the General Commercial (GC) District, with the exception of farm machinery dealerships, outdoor drive-in theaters and taverns and cocktail lounges. Restaurant uses may, however, serve alcoholic beverages.

The commercial development shall generally occur along the Project's Route 9 frontages. Residential development may also be allowed along Route 9. The Project, however and to preserve the commercial use for an extended period of time, will not use the Route 9 frontage corridor for residential development until all other available land areas have been fully developed.

Open space, impermeable site/lot coverage and minimum lot areas for the development shall be calculated on an overall project basis versus on an individual site plan basis. The acreage associated with the park areas dedicated to the City shall be included in overall calculations for the aforementioned NR District requirements.

A minimum of 10 percent open space shall be provided overall, exclusive of stormwater management facilities that do not provide a permanent water surface elevation and resulting amenity and aesthetic feature for the development. Pocket parks and playground equipment shall be provided in accordance with the City's policies and requirements. The composition and location of such facilities shall be addressed on applicable site plan submissions.

The final design for the Project shall be in general conformance with the Schematic Plan, prepared by William H Gordon Associates, dated September 2006

Evaluation Criteria 1C – Contiguous Location

The Property is contiguous to existing corporate limits through adjacency to property located immediately to the south of the Property.

Evaluation Criteria 1D – Transportation Planning

All roads internal to the Project will be designed to meet the City's design guidelines to serve the eventual users, residents and tenants of the road network. The internal road structure will provide for connectivity to adjoining properties in the general locations as identified on the Schematic Plan. Washington Place will coordinate with the West Virginia Department of Transportation to provide turning lane and signalization improvements along Route 9 necessary to support the Project.

Washington Place will work with the applicable transit authority to provide appropriate bus stop designations within the development, if requested to do so by the applicable entity.

ECONOMIC GROWTH – EVALUATION CRITERIA #2:

Washington Place shall guarantee to the City of Charles Town a minimum of 50-acres of commercial development acreage, which equates to approximately 500,000 square feet of commercial development within the Project. This substantive amount of commercial area will generate jobs and tax revenues to the City as well as to promote tourism and attract visitors to the City associated with the use of the commercial centers.

Washington Place shall have the right to develop up to 950 residential units on the Property. The construction of the residential units and the associated infrastructure improvements will contribute to the economic growth of Charles Town. The eventual residents of Washington Place will support the City's commercial components and goals through patronage as well as contributing to the work force to promote and sustain the commercial sector.

AFFORDABLE HOUSING – EVALUATION CRITERIA #3:

To meet the goals of Evaluation Criteria 3, Affordable Housing, the Property will provide for a variety of residential products, including Traditional Neighborhood Design units, and price points to include work force affordable units to individuals whose income qualify them for below market pricing opportunities. Additionally, the stratification of residential product and associated purchase and pricing options provided in Washington Place are intended to provide affordable product to a broader consumer base and to those parties that may not qualify for the below market pricing opportunities. Washington Place shall provide not less than five (5) percent of the total number of residential units within the development as Work Force Affordable Housing, as defined and administered by the City of Charles Town, that will be dispersed within the 16-foot townhouse products and associated land bays. The designated locations of the Work Force Affordable Housing Units shall be identified at the time of site plan review and shall be maintained as such through a deed restriction, if the City requests such restriction.

PROTECTION OF RESOURCES – EVALUATION CRITERIA #4:

The floodplain and wetland areas located on the Project will be preserved in their natural state with the exception of one road crossing, potential stormwater management/water quality facilities and the construction of a trail system to meet the City's Draft Comprehensive Plan guidelines. The Project will employ Best Management Practices to promote water quality and tree preservation, as proposed in designated areas, as part of the development's engineering documents. At the request of the City, a Low Impact Development (LID) practice demonstration site will be designed and constructed on land dedicated to the City.

MUNICIPAL INFRASTRUCTURE AND SERVICES – EVALUATION CRITERIA #5

Washington Place shall construct and dedicate three park areas to the City of Charles Town to support its passive and action recreation and Green Infrastructure programs. Such construction and dedication shall (1) be performed concurrent with or after development activities within the immediate vicinity of the specified park areas and (2) upon request by the City. The facilities shall be located in the general location as depicted on the Schematic Plan and shall include the following:

1. Active recreation area located north of Route 9 and east of the Project's main spine road of approximately seven (7) acres that includes one (1) junior baseball field, one (1) U-14 soccer field, one (1) U-12 soccer field and two (2) non-programmed practice fields. Equivalent field accommodations may be provided if requested by the City. Parking to support the park activities shall be provided within the adjacent commercial parking areas to reduce the amount of impervious areas within the Project.

2. Open space and recreation area located north of Route 9 and west of the Project's main spin road of approximately five (5) acres that is intended for picnic, public gathering and walking activities. Washington Place will provide one set of playground equipment intended for use by young children (i.e. tot lot), up to six picnic tables and a gazebo/small bandstand structure in locations identified by the City. In addition, trails will be constructed by Washington Place to provide connectivity for the Green Infrastructure to adjacent properties and land areas. Parking to support the park activities shall be provided within the adjacent commercial parking areas to reduce the amount of impervious areas within the Project.

3. Located south of Route 9, the area of floodplain and an adjacent one-third acre parcel outside of the floodplain shall be provided to support the City's Green Infrastructure inventory. Trail access to and through the nature park for adjacent properties and land areas and running stations along the trail shall be constructed by Washington Place. Stormwater management facilities to support the Project's development program shall be allowed within the floodplain area.

Washington Place shall have the right to review and provide recommendations on improvements proposed by the City on the dedicated public park sites to ensure compatibility with the development's design and architectural guidelines and goals.

The Property shall be served by the Charles Town Water and Sewer Departments and shall comply with the existing design regulations adopted by the City of Charles Town Utility Board and any State regulatory agencies. To promote the potential economic growth and tax revenues associated the Property, the City shall partner with Washington Place to ensure that adequate sewer and water allocations are available to facilitate the issuance of building permits to support the orderly and timely development of the Property. This partnership shall include but is not limited to the following:

1. It is understood that the City proposes a fourth sanitary sewer treatment basin to meet service growth projections and an upgrade of the existing plant facilities to meet mandated Chesapeake Bay pollution control requirements. In support of this worthwhile project, Washington Place may participate in the Capacity Assurance Program as established and defined by the City established to finance the necessary improvements.

2. It is recognized that it will be difficult for Washington Place to initiate a positive marketing effort for the large commercial component of the Project without a certain level of assurance that sewer facilities are available to support the commercial uses. Upon the City's approval of the first site plan for the commercial component of the project and in accordance with the City's policy, the 102 discretional Equivalent Dwelling Units (EDU's) appropriated by the Utility Board for the purpose of economic development may be allocated to Washington Place's commercial development program.

3. Upon recordation of the first record plat for Phase I of the Project's residential component, each residential builder selected by Washington Place to develop lots within Phase I, shall have the opportunity to secure fifty (50) EDU's each in accordance with the City's policy to support the marketing, viability and construction of the respective residential programs.

4. The City and Washington Place shall enter into appropriate reimbursement agreements to finance the infrastructure (force main, pump station(s)) required from the Property to the Charles Town sewer treatment plant.

5. In the event that sewer facilities are not available at the Charles Town sewer treatment plant to support the Project's development program, the City shall support the use of alternative systems on a temporary or potentially, permanent basis. Such alternative systems shall require approval from the applicable local, state or federal authority and once constructed and/or put into operation, shall be dedicated to the City for the maintenance and oversight of such systems. The City shall have the right to assess the customary monthly service fee as units

and/or commercial buildings are connected to the alternative systems. However and due to the costs associated with constructing the alternative systems, the pre-payment fee associated with the EDU assurance agreement or utility connection fee in force at the time of building permit application, whichever is applicable, shall not be applied. Such alternative systems may include but are not limited to the following:

- Individual and Mass Drainfields
- Pump and Haul
- Spray Irrigation Systems
- On-Site Treatment Facility
- Connection to Off-Site/Alternative Sewage Treatment Facility, as approved by the City of Charles Town Utility Board.

6. The City shall make an effort to ensure that adequate water supply is available for the Project to support the Project's development program. If required to serve Washington Place, land area to house a water storage facility shall be provided within the project.

FISCAL IMPACT – EVALUATION CRITERIA #6

In addition to the applicable County school impact fee, Washington Place shall pay to the City of Charles Town, $948 for capital improvement costs per residential unit and $4,500 for fiscal impact costs per residential unit. The City may adjust these fees on a bi-annual and inflationary basis, effective with the final action on the Annexation Petition by the City and County. The City shall provide to Washington Place a written 60-day advanced notice of the increase with the supporting documentation to justify the fee increase. These fees shall be payable to the City upon the issuance of the building permit for residential structures and other than the school impact fees, are deemed voluntary and not subject to a right of appeal. Residential units provided to the City for the purpose of Work Force Affordable Housing, as described herein, are exempt of any such payments due to the City.

Washington Place shall not request the customary offsets to the aforementioned voluntary contributions available through the value of the parkland improvements and subsequent dedication to the City as cited herein. However, if the City enacts future fees by Ordinance as allowed by West Virginia State Code, offsets reflecting the appraised value of the improved parklands dedicated to the City shall be available to Washington Place in lieu of payment or a portion thereof for the such additional fees enacted by the City after execution of the Conditions of Annexation.

All of the above voluntary contributions offered in this document as conditions of annexation shall be binding to all of the above-described property that is annexed into the City of Charles Town. The property owner shall ensure that these restrictions are conveyed with the property to all future assigns and/or transferees of all or any part of the subject property, excluding land given to the City of Charles Town, West Virginia

Department of Transportation, or other local, state or federal government entity. These conditions of annexation shall be fully enforceable.

Dated this 15th day of September, 2006.

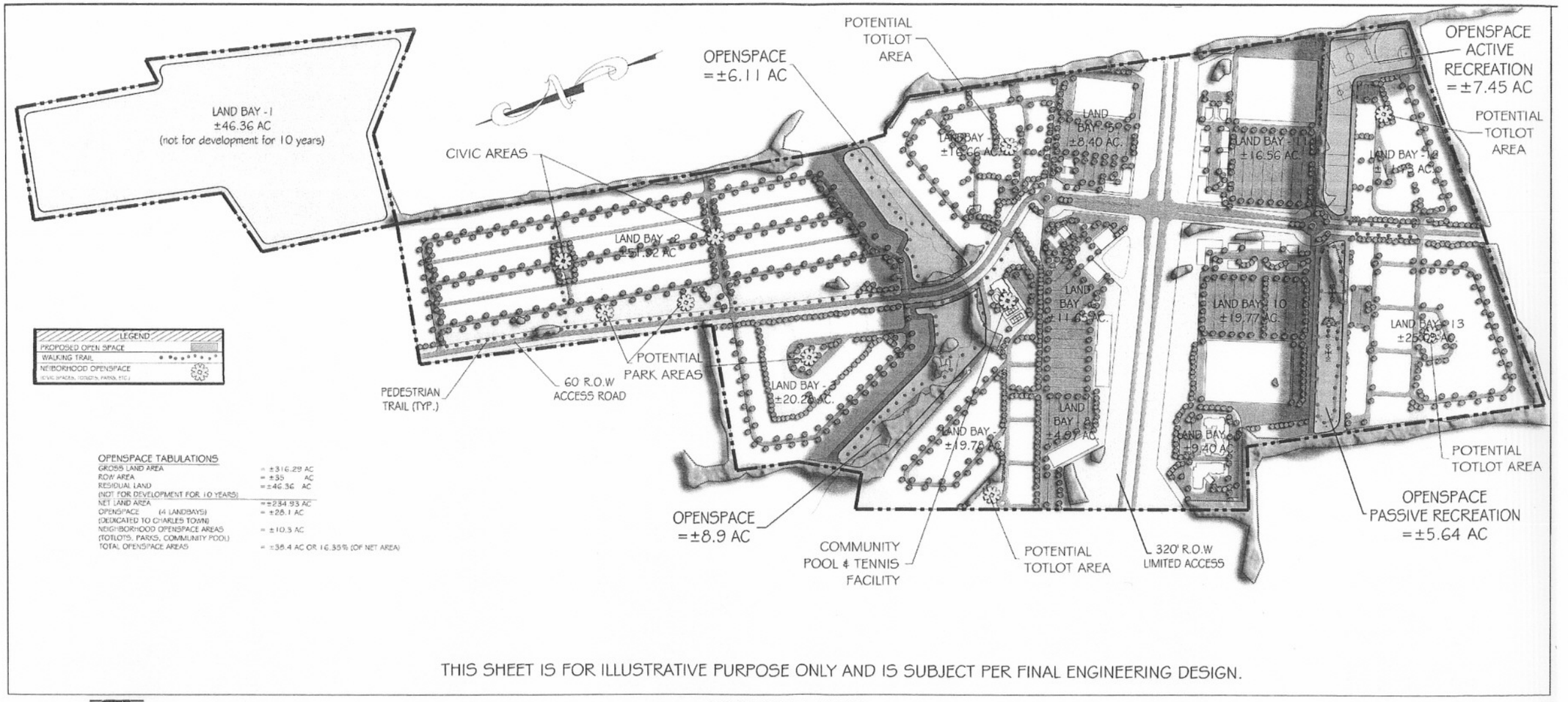
Annexed:

Trustee

City of Charles Town, Mayor

ATTEST:

City Clerk



OPENSPACE TABULATIONS

GROSS LAND AREA	= ±316.29 AC
ROW AREA	= ±35 AC
RESIDUAL LAND (NOT FOR DEVELOPMENT FOR 10 YEARS)	=±46.36 AC
NET LAND AREA	=±234.93 AC
OPENSPACE (4 LANDBAYS) (DEDICATED TO CHARLES TOWN)	= ±28.1 AC
NEIGHBORHOOD OPENSPACE AREAS (TOTLOTS, PARKS, COMMUNITY POOL)	= ±10.3 AC
TOTAL OPENSPACE AREAS	= ±38.4 AC OR 16.35% (OF NET AREA)

THIS SHEET IS FOR ILLUSTRATIVE PURPOSE ONLY AND IS SUBJECT PER FINAL ENGINEERING DESIGN.

ENGINEERS · SURVEYORS · LAND PLANNERS · LANDSCAPE ARCHITECTS
William H. Gordon Associates, Inc.
44084 Riverside Parkway, Leesburg, Virginia
Phone (703)-729-9009

CONCEPTUAL LAYOUT

WASHINGTON PLACE

JEFFERSON COUNTY, WEST VIRGINIA

PROJ. NO.: 2431-0102
SCALE: 1"=200'

INTEGRITY FEDERAL SERVICES

CONDITIONS OF ANNEXATION
COMPLIANCE NARRATIVE

Langlet Farm (Washington Place South) — SLD2026-01

Property Location: TD 03 / Map 15 / Parcels 7 & 8.1, City of Charles Town, WV
Property Owner: Mark F. Langlet, Trustee
Applicant / Trustee: Golden Eagle Group, Inc.
Current Zoning: Neighborhood Residential (NR)
Governing Annexation: Resolution 2006-15, Conditions of Annexation for Washington Place, dated September 18, 2006 ("COA")
Prepared For: City of Charles Town Planning Commission — Sketch Plan Submittal
Prepared By: Integrity Federal Services — July 23, 2026

Purpose

This narrative is submitted in response to the Zoning and Subdivision Administrator's request and recommendation regarding the Langlet Farm sketch plan (SLD2026-01), which requests the applicant to provide a written narrative specifying how the project will conform with the requirements of the Conditions of Annexation (COA) established under Resolution 2006-15. This document addresses each Evaluation Criteria of the COA in turn, describes how the proposed plan for Tax Map 15, Parcels 7 & 8.1 (the "Property") satisfies each requirement, and identifies items that will be finalized at the subsequent Preliminary Plan and Final Plat stages.

The Property is part of the larger, approximately 290-acre Washington Place annexation area. The applicant does not seek any deviation from the COA as written, and the proposed plan has been designed in general conformance with the 2006 Schematic Plan prepared by William H. Gordon Associates.

Project Summary

- 100.40 ± acres total tract; Net Buildable Land Area of 66.12 acres (2,880,048 s.f.) after deducting WVDOH ponding easements, rights-of-way to be conveyed to the City, parkland to be conveyed to the City, and stormwater management area.
- 627 total residential units: 167 single-family detached, 220 townhomes, and 240 multi-family (apartment) units. The COA provides an overall allowance of up to 950 residential units.
- 15.87 acres (24.05% of NBLA) of commercial area, provided as two commercial parcels fronting Route 9 (7.29 acres and 8.58 acres). Of this area 2.49 acres is reserved for stormwater management, which is to be final designed at the preliminary plan stage.
- 10.79 acres of City parkland (5.58-acre and 5.20-acre parcels) to be dedicated to the City, plus 7.91 acres of additional HOA maintained common open space overall.

Evaluation Criteria 1 - Planning & Zoning Compliance

Criteria 1A - Comprehensive Plan

Chapter 3 - Charles Town's Vision For The Future

History

COA requires the development be named "Washington Place" to build on Charles Town's heritage and the founding of the town by the Washington Family. The proposed name for this portion of the overall development is "Washington Place South." The applicant considers this consistent with the intent of the COA, which is to identify the development with the Washington Place name and Charles Town's heritage; the "South" designation simply distinguishes this phase/parcel group from the balance of the annexation area.

Commerce & Industry*

A minimum of 50 gross acres of commercial development across the full 290-acre annexation area is required by the COA, which provides substantial area for commercial use to support opportunities for new jobs and increased local tax revenues.

The proposed plan provides 15.87 acres (24.05% of NBLA) of commercial area on this Property, exceeding the Zoning Ordinance's 10% Neighborhood Residential (NR) District minimum.

Two existing parcels of land located on the north side of the Rt. 9 right-of-way satisfy the minimum commercial acreage specified in the COA, by providing 40-acres and 10-acres of General Commercial (GC) zoned land on Tax Map 15 Parcels 7.3 and 7.2, respectively (see note below).

**The 50-acre annexation-wide commercial commitment is to be tracked and satisfied within the overall Washington Place annexation area. This is consistent with COA language providing that open space, impermeable site/lot coverage, and minimum lot areas for development shall be calculated on an overall project basis rather than on an individual site plan basis.*

Safety & Walkability

The COA envisions a mixed-use center where residents may live, work, shop, and recreate, supported by sidewalks, crosswalks, and a trail network. The proposed plan allocates 15.87 acres to commercial area and 10.79 acres to city parkland. The residential component is predominantly single family units but has been revised from earlier concepts to include a multi-family component, adding a third housing type (townhomes, single-family detached, and apartments) to the community. Sidewalks of a minimum of 5 feet in width will be provided on both sides of all internal streets, and pedestrian trails are proposed through the parkland and open space areas consistent with the COA's Green Infrastructure goals.

Affordable Living*

The COA requires a diverse residential program and a provision for Workforce Affordable Housing equal to not less than 5% of total residential units, to be dispersed within the 16-foot townhouse product. The proposed plan commits to providing 5% of all residential units (31 units) within the 16-foot townhouse lots, consistent with the COA. See Sketch Plan Checklist Note E.2.l. on Sheet 1 of the plans.

**The Applicant is to provide the specific Workforce Affordable Housing program details — income qualification standards, administering entity, and deed-restriction mechanism — for inclusion at the Preliminary Plan stage. The COA calls for the program to be "per the City's policies and procedures" but no published City policies or procedures were found during our research.*

Jobs

In the short term, construction of residential, parkland, and commercial components will generate construction employment opportunities for local businesses and their current and future employees. Upon occupancy the substantial commercial component (minimum of 50 acres throughout the total 290-acre Washington Place annexation area) the project will provide long-term employment opportunities. The applicant notes through combination of the commercial acreage proposed with this plan, and acreage provided elsewhere throughout the Washinton Place annexation area, the 50-acres defined in the COA has been exceeded. The Zoning Ordinance minimum is also exceeded. Washington Place South offers 15.87 acres of commercial land in addition to the existing 50-acres located on the north side of the Rt. 9 right-of-way, at Tax Map 15 Parcels 7.3 & 7.2.

Infrastructure

The applicant will design and construct the internal road network in accordance with City and WVDOH standards. Three total park areas are called for under the COA, as it relates to the entire 290-acre annexation area. On this Property, two City Parkland parcels (5.58 acres and 5.20 acres) will be dedicated to the City together with the associated walking trails, a tot lot (targeted for ages 3-5), a gazebo, a playground (targeted for ages 5+), a full size high school basketball court, a multipurpose court, and a full size grass practice field, as depicted on the Sketch Plan and per Checklist Note E.2.r.

Beautification

Consistent with the COA's intent that Washington Place serve as the eastern gateway into Charles Town, the proposed plan positions commercial buildings and the multi-family component along the Route 9 frontage, to be supplemented with landscaping and buffering as required by the Zoning Ordinance and as will be further detailed at the Preliminary Plan stage for the non-residential components.

Planning

The proposed layout follows the land use distribution and transportation pattern of the area, connecting Rt. 9 to the adjoining Avalon Subdivision, located to the south of the Property, via the Griffin Place roadway. No known environmentally sensitive areas are located on the Property. The proposed layout is consistent with the COA.

Chapter 4 - Natural Environment

The COA calls for trees to be preserved to the extent possible, with new canopy planted as street trees and other means specified in the Zoning Ordinance. The proposed plan designates an open space area in the northwest corner of the site for forested area preservation, adjacent to the WVDOH ponding easement (no disturbance proposed within the easement itself), consistent with the wooded character of that portion of the site. The existing tree line located along the western boundary is also proposed for preservation as a buffer between the existing single family homes and the proposed development. The COA states that Floodplain and Wetlands are present on the site (referring to the natural features found on the north side of the Rt. 9 right-of-way), and that no other known environmental features are present on the site.

Chapter 5 - Land Use

The applicant acknowledges that the City's 2040 Comprehensive Plan, approved in 2017, designates the Property within the Professional Office and Institutional District (POID) future land use classification, rather than the residential/mixed-use pattern in place at the time of annexation and development of the COA. The POID zoning district does not currently exist in the Zoning Ordinance, and the Property remains actively zoned Neighborhood Residential (NR) pursuant to the COA. The proposed plan is in conformance with the NR District requirements and the approved COA.

Chapter 6 - Transportation

The COA anticipates turn-lane and signalization improvements along Route 9 to support the Project, to be coordinated with WVDOH. A traffic impact study will be performed prior to Preliminary Plan submission to evaluate the warrant for signalization at the Property's Route 9 access point; any improvements to Route 9 will be undertaken at the direction of, and subject to approval by WVDOH.

Criteria 1B - Urban Zoning

The Property remains zoned Neighborhood Residential (NR) pursuant to the COA. The proposed plan is in conformance with the NR District requirements and the approved COA.

See Chart on the following page.

Item	COA Requirement	Compliance / Response
Single-Family Detached	Minimum lot size - 5,000 s.f. Minimum lot width - 50 ft. <u>Setbacks</u> Front - 25 ft. (from edge of pavement) Side - 5 ft. Rear - 5 ft. (rear-load).	Proposed typical lot size - 6,900 s.f Minimum lot width - 60 ft. <u>Setbacks</u> Front - 25 ft. Side - 5 ft. Rear - 20 ft. (5 ft. if served by rear alley). **COA minimums are met.**
Townhomes	Minimum lot size - 1,600 s.f. Minimum lot width - 16 ft. <u>Setbacks</u> Front - 25 ft. Side - 5 ft. (end-unit side) Rear - 5 ft. (rear-load)	Proposed typical lot size - 2,000 s.f. Minimum lot width - 16 ft. <u>Setbacks</u> Front - 25 ft. Side - 5 ft. Rear - 20 ft. (5 ft. if served by rear alley). **COA minimums are met.**
Multi-Family	COA is silent on multi-family dimensional standards for this parcel group; NR District standards apply.	Proposed at up to 3 stories / approximately 35 ft. in height. (up to 4 stories / 55 ft. maximum permitted in NR zone) <u>Setbacks</u> Front - 25 ft. Side - 5 ft. Rear - 20 ft.
Permitted Uses	Commercial uses are limited to those permitted (or by special exception) in the General Commercial (GC) District, expressly excluding farm machinery dealerships, outdoor drive-in theaters, and taverns/cocktail lounges; Restaurant uses, however, may serve alcoholic beverages.	The Sketch Plan does not identify specific commercial tenants or uses. The applicant confirms that all future commercial uses will conform to the GC District use list and the COA's express exclusions.
Schematic Plan Conformance	Commercial Development shall generally occur along the Rt. 9 frontage. Open space, impermeable site/lot coverage, and minimum lot areas for development shall be calculated on an overall project basis rather than on an individual site plan basis. Final design shall be in general conformance with the September 2006 Schematic Plan prepared by William H. Gordon Associates.	The proposed plan - including road network, land bay configuration, and general location of commercial, multi-family, and single-family/townhome areas, generally adheres to the Schematic Plan. Commercial areas are located along the Rt. 9 right-of-way. All minimum lot areas for development related to commercial area, open space, and parkland have been met or exceeded.

Criteria 1C - Contiguous Location

The Property lies within the City's existing corporate/jurisdictional boundaries, having been previously annexed under Resolution 2006-15.

Criteria 1D - Transportation Planning*

All internal roads will be designed to City design guidelines and will be dedicated to the City for ownership and maintenance. Connectivity to the adjoining southern parcel (Avalon Subdivision) has been provided in accordance with the COA. The COA anticipates turn-lane and signalization improvements along Route 9 to support the Project, to be coordinated with WVDOH.

A traffic impact study (TIS) will be performed prior to Preliminary Plan submission to evaluate the warrant for signalization at the Property's Route 9 access point; any improvements to Route 9 will be undertaken at the direction of, and subject to approval by WVDOH. The COA further requires coordination with the applicable transit authority regarding bus stop designations, if requested by the applicable entity. The Preliminary Plan and TIS will be submitted to HEPMPO for review.

**The applicant commits to providing bus stop facilities if requested by the Hagerstown Eastern Panhandle Metropolitan Planning Organization (HEPMPO), consistent with the COA.*

Evaluation Criteria 2 - Economic Growth*

The COA guarantees a minimum of 50-acres of commercial area (approximately 500,000 s.f. of commercial development) and up to 950 residential units across the full Washington Place annexation area that will contribute to the economic growth of the area.

The proposed Sketch Plan provides 15.87 acres of commercial area (24.05% of NBLA, and 15.8% of the gross 100.40-acre tract) together with 627 residential units. The commercial acreage provided here is consistent with, and in fact exceeds, the commercial area dictated within the COA on a project-wide basis, and the residential unit count remains well within the 950-unit ceiling.

A minimum of 50 gross acres of commercial development across the full 290-acre annexation area is required by the COA, which provides substantial area for commercial use to support opportunities for new jobs and increased local tax revenues. Two existing parcels of land located on the north side of the Rt. 9 right-of-way satisfy the minimum commercial acreage specified in the COA, by providing 40-acres and 10-acres of General Commercial (GC) zoned land on Tax Map 15 Parcels 7.3 and 7.2, respectively (see note below).

**The 50-acre annexation-wide commercial commitment is to be tracked and satisfied within the overall Washington Place annexation area. This is consistent with COA language providing that open space, impermeable site/lot coverage, and minimum lot areas for development shall be calculated on an overall project basis rather than on an individual site plan basis.*

Evaluation Criteria 3 - Affordable Housing*

As discussed under Criteria 1A - Affordable Living above, the proposed plan commits to providing not less than 5% of total residential units (31 units) as Workforce Affordable Housing within the 16-foot townhouse product, consistent with the COA's requirement that such units be dispersed within the townhouse land bays and administered by the City of Charles Town.

**Program administration details such as qualifying income levels, deed restriction mechanism, and marketing/allocation process will be defined at the Preliminary Plan stage, in accordance with the City's typical administration of Workforce Affordable Housing standards.*

Evaluation Criteria 4 - Protection of Resources

The COA's floodplain and wetland preservation requirements apply to environmentally sensitive areas located north of Rt. 9. Per the FEMA Flood Map Service Center, there is no mapped floodplain on the subject parcels south of Rt. 9, and the applicant is not aware of any jurisdictional wetlands or environmentally sensitive areas on the Property.

Tree preservation is proposed through an open space/buffer area in the northwest corner of the site (noted as forested area preservation) and through a minimum 15-foot vegetated buffer along the western boundary adjoining Oakland Terrace subdivision. The proposed Sketch Plan is consistent with the COA's Protection of Resources, and Best Management Practices will be utilized to promote water quality and tree preservation on the Property, to be further defined with the engineering documents (Preliminary Plan).

Evaluation Criteria 5 - Municipal Infrastructure and Services

Two parkland parcels totaling 10.79 acres (5.58 acres and 5.20 acres) will be constructed and dedicated to the City, improved with a tot lot, walking trails, gazebo, grass practice field, playground, basketball court, and multipurpose court, consistent with the COA's requirement that Washington Place construct and dedicate park areas to support passive and active recreation and the City's Green Infrastructure program. Consistent with COA language allowing area calculations on an overall project basis, the applicant treats the acreage, composition, and specific facility list as subject to refinement at the site plan stage, as contemplated by the COA.

The COA states that construction and dedication of these parkland areas shall be performed concurrent with or after development activities within the immediate vicinity of the specified park areas.

The Property will be served by the Charles Town Water and Sewer Departments via a proposed CTUB connection for water and sewer services, and the applicant will coordinate with the City and Utility Board regarding EDU allocation and any required reimbursement or capacity assurance agreements, consistent with the COA's municipal infrastructure partnership provisions. The developer will enter into appropriate reimbursement agreements with the City to finance the infrastructure (force main and pump station(s)) required for the Property to connect to the Charles Town sewer facilities.

Evaluation Criteria 6 - Fiscal Impact*

The COA establishes a $948 capital improvement fee and a $4,500 fiscal impact fee per residential unit, in addition to applicable County school impact fees, subject to bi-annual inflationary adjustment by the City with a written 60 days' advance notice of the increase with supporting documentation to justify the fee increase. Per the COA, the Workforce Affordable Housing units are exempt from such payments.

City Staff has calculated the inflation-adjusted amounts at approximately $1,555.95 (capital improvement) and $7,385.86 (fiscal impact) per unit. No documentation has been provided at this time to justify the proposed increase.

**The Applicant requests further discussion with City Staff to confirm the final fee amounts applicable at building permit issuance, and will incorporate the agreed figures into the Preliminary Plan submittal. Consistent with the COA, Workforce Affordable Housing units will be exempt from these fees.*

Summary

The proposed Sketch Plan for Langlet Farm (Washington Place South) is designed in general conformance with the Conditions of Annexation established by Resolution 2006-15 and with the 2006 Schematic Plan.

The applicant respectfully requests that this narrative, together with the accompanying Sketch Plan set, be found in conformance with the Conditions of Annexation for purposes of Sketch Plan review.

Respectfully submitted,



Brooke Perry, Planning Manager

Integrity Federal Services, Inc

Kimley»Horn

Memorandum

To: Golden Eagle Group Inc.
Huntmar Park Drive, Suite 245
Herndon, VA 20170

From: Mark Phillips, P.E.
Mason Long, EIT

Through: James Newman
City of Charles Town
101 E Washington Street
Charles Town, WV 25414

Date: July 22, 2026

Subject: Langlet Farm Sketch Plan Review

This memorandum summarizes our review of the Sketch Plan for the Langlet Farm Project (dated April 2026, prepared by Integrity Federal Services) for a proposed development of 627 residential units on approximately 101.03 acres. The site is currently zoned Neighborhood Residential (NR) per the City of Charles Town Zoning Ordinance dated June 18, 2012 (Rev. February 18, 2025).

Kimley-Horn's review of this application is limited to the Sketch Plan and Application provided. Based upon our review, we have no further comments on the materials provided, and find the application to be complete.

Thank you for the opportunity to review this Sketch Plan. Please feel free to contact us at 703-870-3631 should you have any questions.

KIMLEY-HORN & ASSOCIATES, INC.



Mark Phillips, P.E.
Project Manager, Associate