CITY OF CHARLES TOWN
PLANNING COMMISSION
AGENDA • APRIL 27, 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

: DRAFT March 23, 2026 minutes
03-23-2026 PC MINUTES_DRAFT.pdf

3. UNFINISHED BUSINESS

4. NEW BUSINESS

: *Commission Review*: *SLD2026-01* - Langlet Property South - Completeness Review
1. Staff Report.pdf
2. Application.pdf
3. KH Review.pdf
4. Plan Set.pdf

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: 04/27/26
Department: Planning Commission
Category: Report
Initiator:

SCHEDULED

AGENDA ITEM (ID #)

DRAFT March 23, 2026 minutes

ATTACHMENTS:

- 03-23-2026 PC MINUTES_DRAFT.pdf

CITY OF CHARLES TOWN
PLANNING COMMISSION •
MINUTES MARCH 23, 2026

Committee Meeting **CITY HALL** **7:00 PM**

101 E Washington Street, Charles Town, WV 25414

1. CALL TO ORDER

Present: Ann Paonessa - Chair
Jessica Derr
Jeff Hynes
Kevin Long
Zakhary Dunning

James Newman, City Staff - Zoning Administrator
Stephanie Grove – City Attorney

2. APPROVAL OF MINUTES

2.1: Regular Session Minutes of February 23, 2026

Motion to approve the meeting minutes:

RESULT:	**Approved**
MOVER:	Derr
SECONDER:	Hynes
AYES:	Derr, Hynes, Long, Dunning, Paonessa

3. UNFINISHED BUSINESS

None

4. NEW BUSINESS

4.2: Public Hearing: *SLD2025-03: – 231 N Samuel St – Mixed-Use Development, Preliminary Plan*

Staff presentation.

Motion to open the Public Hearing:

RESULT:	**Approved**
MOVER:	Hynes
SECONDER:	Long
AYES:	Derr, Hynes, Long, Dunning, Paonessa

No comments.

Motion to close Public Hearing:

RESULT:	**Approved**
MOVER:	Long
SECONDER:	Hynes
AYES:	Derr, Hynes, Long, Dunning, Paonessa

DRAFT

Brief discussion regarding parking spaces.

Commission requested that the email from the third party engineer regarding the rain garden be made part of the Preliminary Plat packet. Staff confirmed it can be added to the packet.

Motion to approve the Preliminary Plat subject to conditions:

RESULT:	**Approved**
MOVER:	Derr
SECONDER:	Hynes
AYES:	Derr, Hynes, Long, Dunning, Paonessa

Conditions:

1. No utility pole may be located within the sidewalks.
2. All site lighting shall be downcast and shielded.

4.3: Public Hearing: *SLD2025-05: – Thomfair Self Storage – Preliminary Plan*

Staff presentation, confirmation of approval of a variance for the use by the Board of Zoning Appeals. Commissions questions about buffer requirements.

The applicant Lane Tobin spoke regarding the fence, buffer, shed, and property line.

Motion to open the Public Hearing:

RESULT:	**Approved**
MOVER:	Derr
SECONDER:	Dunning
AYES:	Derr, Hynes, Long, Dunning, Paonessa

No comments.

Motion to close the Public Hearing:

RESULT:	**Approved**
MOVER:	Hynes
SECONDER:	Dunning
AYES:	Derr, Hynes, Long, Dunning, Paonessa

Motion to approve the Preliminary Plat, subject to conditions:

RESULT:	**Approved**
MOVER:	Hynes
SECONDER:	Dunning
AYES:	Derr, Hynes, Long, Dunning, Paonessa

Conditions:

1. In addition to the Conditions of Approval for the Variance, the Landscaping shall have two staggered rows of plantings per the City's Buffering Standard Detail.
2. In addition to the Conditions of Approval for the Variance, the lighting placed on the walls which face or front onto residential uses shall be reduced by half.

DRAFT

4.1: Public Hearing: *ZMA2026-01: – Langlet Properties - Rezoning*

Ken Barton, legal representative from Steptoe & Johnson and representing a proposed development on one of the affected lots, stated that one of the property owners (the Pine family) did not receive proper notice.

Mr. Newman stated that there was no information showing that the Pines had purchased one of the properties: both the Coutny's mapping system and the tax parcel database maintained by the Assessor's Office showed Mark Langlet Trust as the property owner of all affected lots.

Mr. Newman explained that parcel 4.8 belonging to the Pine will not be included in the rezoning request because of the lack of notice, although they were sent a copy of the notice letter via email. Mrs. Grove spoke briefly about the status of the ownership of the property based on the information published by the County.

Ms. Brooke Perry of Integrity Federal Services, spoke regarding her client, Golden Eagle Group, who have an agreement with the Langlet Trust to develop the properties south of Route 9 on parcel 7 and 8.1. She explained that they have submitted the sketch plan and received two (2) comments that they respond to.

Mr. Bill Gray of Golden Eagle Group spoke regarding the expenses for the project and stated there was no discussion of rezoning until he had submitted development plans for the properties.

Motion to open the Public Hearing:

RESULT:	**Approved**
MOVER:	Hynes
SECONDER:	Long
AYES:	Derr, Hynes, Long, Dunning, Paonessa

Kate Jacob of 550 Oakland Terrace, spoke regarding the drainage and buffering of the property. Requested clarification on the types of commercial uses proposed. Concern of development impact on nearby woods and wildlife.

Brad Riggleman of 550 Oakland Terrace spoke. He stated that if the property is in General Commercial, it would be the perfect place for a data center and further stated how if that happens, the project would not be stoppable under current State Law.

Donald Pine, owner of parcel 4.8 on Southerly Lane, spoke on how he had purchased the lot and spoke with Mr. Newman regarding his property and how he wanted to subdivide for his family. He further stated that there is no easy access for Commercial uses to that property.

Judith Czako of 529 Southerly Lane spoke. Concerns about development affecting Cattail Run the wetlands. She questioned how this change is compatible with Comprehensive Plan. She further spoke regarding the lack of access to the Southerly Lane parcels.

Mark Langlet, owner of three of the properties in question, spoke. He spoke regarding how he provided land for Route 9 and how he provided land for the hospital and that he felt taken by surprise by the City's request. He further stated how he would like to come to a good settlement.

David Aughenbaugh of 77 Southerly Lane spoke against opening the road to Commercial property. He stated this would hurt the property values.

Pamela Pine spoke regarding how they purchased the property in December and how they did not get any notification. She feels it was irresponsible. She further spoke how they have spent money on surveying the property.

DRAFT

Motion to close Public Hearing:

RESULT:	**Approved**
MOVER:	Hynes
SECONDER:	Dunning
AYES:	Derr, Hynes, Long, Dunning, Paonessa

Mr. Newman further explained how the tax records are a year behind and that is why the Pines did not get a certified letter. He further stated that he emailed a copy of the letter to Mr. Pine.

Motion to go into executive session:

RESULT:	**Approved**
MOVER:	Hynes
SECONDER:	Derr
AYES:	Derr, Hynes, Long, Dunning, Paonessa

Motion to take no action or consideration of parcel 4.8:

RESULT:	**Approved**
MOVER:	Hynes
SECONDER:	Dunning
AYES:	Derr, Hynes, Long, Dunning, Paonessa

Motion to recommend approval of the rezoning request and that the application is consistent with the Comprehensive Plan for parcels 3-15-7.4, 3-15-8.1, and 3-15-7.

RESULT:	**Approved**
MOVER:	Hynes
SECONDER:	Dunning
AYES:	Derr, Hynes, Long, Dunning, Paonessa

4.4 Discussion of DR Acquisitions, LLC v. City of Charles Town Planning Commission, Jefferson County Case No. 2026-AA-1

Motion to go into executive session:

RESULT:	**Approved**
MOVER:	Dunning
SECONDER:	Hynes
AYES:	Derr, Hynes, Long, Dunning, Paonessa

5. ADJOURNMENT Motion to adjourn:

RESULT:	**Approved**
MOVER:	Hynes
SECONDER:	Dunning
AYES:	Derr, Hynes, Long, Dunning

Meeting adjourned at 9:10 pm.

DRAFT

Planning Commission
101 East Washington Street
Charles Town, WV 25414

SCHEDULED

Meeting: 04/27/26
Department: Planning Commission
Category: Report
Initiator:

AGENDA ITEM (ID #)

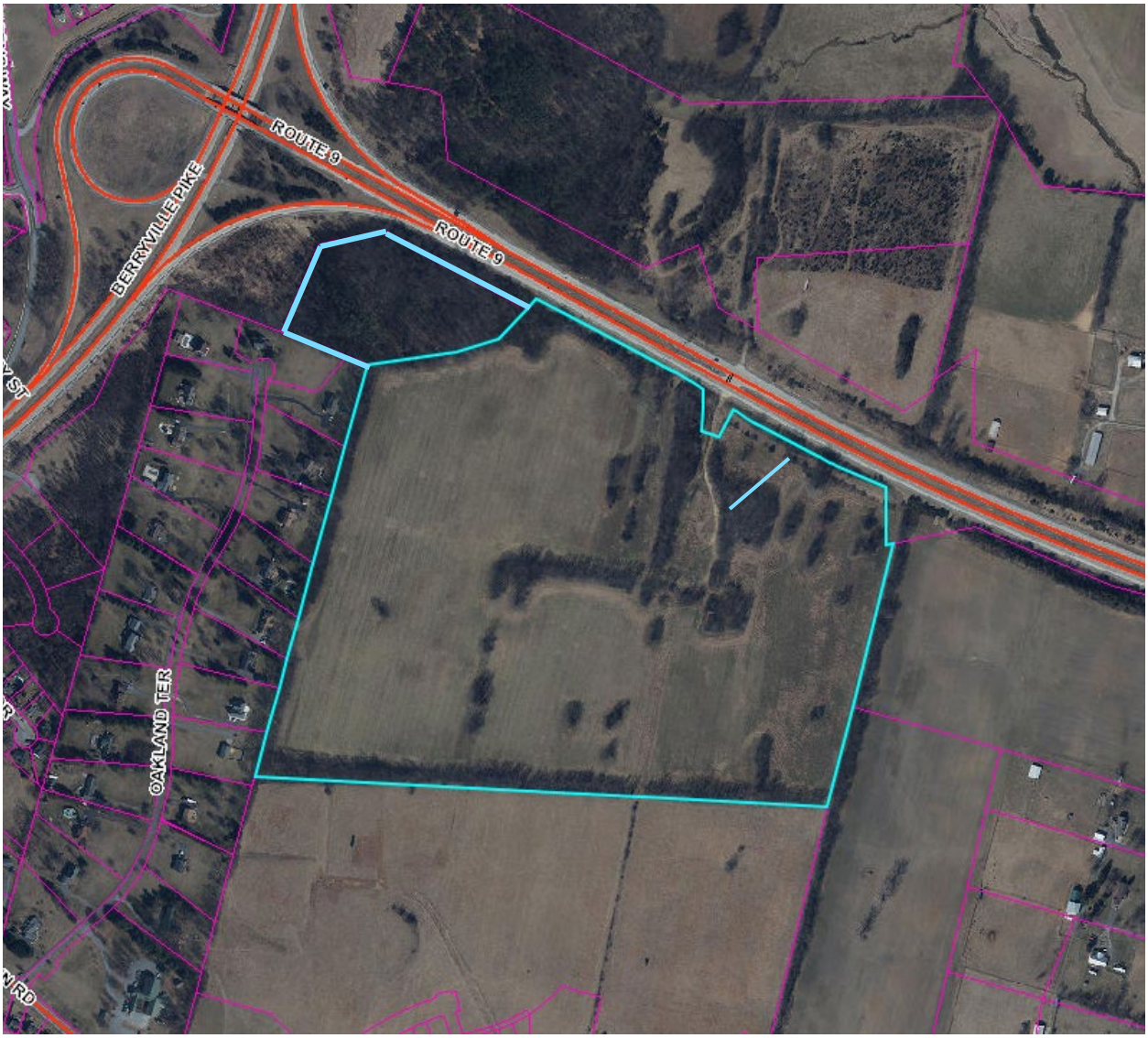
Commission Review: *SLD2026-01* - Langlet Property South - Completeness Review

ATTACHMENTS:

- 1. Staff Report.pdf
- 2. Application.pdf
- 3. KH Review.pdf
- 4. Plan Set.pdf

Sketch Plan Completeness Review
SLD2026-01

Date: For the April 27, 2026 Planning Commission meeting
Applicant: Golden Eagle Group Inc.
Property Owner: Mark F. Langlet Trust
Report by: James Newman, City Planner, Zoning/Subdivision Administrator.
Proposal: Major Land Development.
Property Location: TD 03 / Map: 15 / Pcls 7 & 8.1
Current Zoning: Neighborhood Residential



PROJECT OVERVIEW

The development of 100 acres split across two parcels, for 221 single-family detached homes and 91 townhomes, along with 10.3 acres of commercial space.

ZONING REVIEW

The properties are zoned Neighborhood Residential (NR).

COMPLETENESS REVIEW

Code Requirements for completeness, per section 1332.04.E. (Major Subdivision/Land Development):

a. Existing conditions, including boundary lines of the property

Provided.

b. A land use plan, showing the location, arrangement and approximate boundaries of all proposed land uses

Provided.

c. Vicinity Map, North arrow, scale (written and graphic) and date

Provided.

d. Names of the abutting owners, adjoining lot lines and structures on abutting lots within 100 feet of the property

Provided.

e. Title of the proposed project; the date, month and year the plan was prepared or revised; the name of the applicant(s), owner(s), and contract owner(s) and the name and address of the Engineer, Surveyor, Architect, Landscape Architect, or Land Planner who prepared the plan, including firm name.

Provided.

f. Current zoning and total area of the property

Provided. Neighborhood Residential zoning.

g. Maximum and proposed density based on the Net Buildable Land Area

Provided. Net buildable land area is 72.48 acres. Applicant proposes 316 units, a density of 4.3 units per acre. Maximum number of units that would be permitted under the Zoning District is 724.

h. Available utilities

Water and sewer are available through the Charles Town Utility Board, and electric is available through Potomac Edison.

i. All existing sanitary sewer facilities and combined sewer facilities
Utility layout to be provided at Preliminary Plan stage. The plan set cover page acknowledged existence of a CTUB sewer easement along the eastern property line.

j. Depict location or statement of proposed water and sewer supply and other utility improvements.
Utility layout to be provided at Preliminary Plan stage.

k. Existing covenants
None.

l. General layout of any proposed number of Lots, average Lot sizes and any proposed commercial uses, including any associated parking. Include proposed height of structures.
Provided. Average single family lot will be a minimum of 8,050 sq. ft., and the average townhome lot will be a minimum of 2,000 sq. ft.

m. Statement of total acreage of the tract being subdivided or developed, including the Net Buildable Land Area
Provided. 100 acres of land with72.48 acres net buildable acres, spread over two parcels.

n. The approximate acreage in common open space, in each use and housing type and in roads, streets or rights-of-way for the total development

Approximate Acreages - Checklist Section 1332.04(E).2.n.		
Area / Use	**Square Feet**	**Acres**
Common Open Space	599,301	13.76
Residential Lot Area (Townhouse)	221,026	5.07
Residential Lot Area (Single-Family Detached)	1,965,796	45.13
Commercial Lot Area (excludes propsed SWM)	448,637	10.30
Right-of-Ways	811,730	18.63
Charles Town Road Right-of-Way Reservation	0	0.00
Stormwater Management Area	326,803	7.50
Total	4,373,293	100.40
*Will vary with final engineering design.		

o. The proposed number of dwelling units of each type in each in the total development
Provided.

p. Location of proposed Street layout, including connections to adjoining streets or vacant lots,
Provided. 221 single-family detached homes and 91 townhomes.

q. The location of sidewalks, trails and crosswalks, as may be applicable.
Provided. Sidewalks provided on both sides of interior roads, per Cover Sheet note 3.2.Q. No trails proposed; may be added at preliminary plan stage deeding on Commission, Staff, and Public comments.

r. Proposed open space and/or recreation areas, including notes on the plan describing the proposed use, activity area and/or improvement. The amount, approximate boundaries and location of common open space, with the percentage of the total acreage of the site to be placed in common open space.
Provided.

s. The location of environmentally sensitive land to be included in common open space.
None are identified. No portion of the property is within a FEMA identified floodway.

t. Notes indicating any modifications, waivers, variances, special exceptions and/or conditional uses that are required.
None requested.

u. The location and extent of proposed buffers
None proposed. None required between existing and proposed residential uses. Will be required for the Commercial pad site.

v. The proposed location, arrangement, and right-of-way widths of roads and streets, including roads and streets providing access to adjoining parcels. The location and arrangement of street entrances, driveways and parking areas
Provided.

w. Calculations describing all proposed bonus factors with the location of and specifications for bonus improvements, when proposed.
No applicable bonus factors.

x. Any other information requested by the Subdivision Administrator in order for the Subdivision Administrator to make an accurate determination.
None required.

KIMLEY-HORN
The City's 3rd party engineering firm, Kimley-Horn, has reviewed this application and plan set. They have a variety of comments related to the provision of additional details: a traffic study, setbacks for each lot, utility access points, and road design, amongst other concerns. All of these items are best addressed at the more detailed Preliminary Plan stage.

CONCLUSION

The sketch plan meets the requirement of being a complete application as stated in Subdivision Ordinance Section 1332.03.C.2.C. This does not mean the subdivision application meets the criteria for approval; it merely means that the application is deemed complete by staff.

The Planning Commission should vote to determine the application is complete. If deemed complete, a public hearing would be scheduled for the May 26, 2026 meeting.

Docusign Envelope ID: BECC258F-A76B-4572-863F-A3142E092E19

S/LD Application No._____

SUBDIVISION AND LAND DEVELOPMENT APPLICATION

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE
ARTICLE 1332, SUBDIVISION AND LAND DEVELOPMENT APPLICATION & APPROVAL REQUIREMENTS

To assist the Subdivision Administrator in the review of a Subdivision and Land Development (S/LD) Application, the Applicant must utilize this form to supply the City with the information prescribed under Section 1332.02 of the Charles Town S/LD Ordinance. The submission of this form, along with the prescribed information and required fees, shall serve as the Applicant's S/LD Application as required by Ordinance Section 1332.02.

1. DATE February 23, 20 26

2. APPLICATION TYPE
- ☐ Minor Subdivision | Final S/LD Plan Application
- ☑ Major Subdivision | Preliminary S/LD Plan Application
- ☐ Major Subdivision | Final S/LD Plan Application

3. APPLICANT'S NAME Golden Eagle Group, Inc.

Address: Huntmar Park Drive, Suite 245, Herdon, VA 20170

Telephone Number (703) 674-6180 Fax Number (___) _____

Email Address [redacted]

Docusign Envelope ID: BECC258F-A76B-4572-863F-A3142E092E19

4. PROPERTY OWNER'S NAME LANGLET MARK F - TR

Address: 544 Lego Drive, Charlottesville, VA 22911

Telephone Number ( ) Fax Number ( )

Email Address

5. PHYSICAL ADDRESS AND LEGAL DESCRIPTION OF THE PROPERTY WITH ATTACHED SCALED MAP OF THE PROPERTY CLEARLY SHOWING THE PROPERTY'S LOCATION AND PROPERTY AREA IN SQUARE FEET AND/OR ACRES

Charles Town Pike - Not Addressed/Vacant

District 3, Tax Map 15, Parcel(s) 7 & 8.1

Deed Book: 1030 ; Page: 343

Acreage per Deed: 8.61 & 92.42, totaling 101.3 acres.

Acreage per Survey: +/- 100.40 ; Survey Plat Attached

6. DESCRIPTION OF PROJECT

Mixed Use Residential & Commercial Community, in accordance with the NR zoning requirements.

Areas of Residential Use are proposed to be a mix of Single Family Attached & Detached products.

The proposed 80' right of way connection from Rt. 115 to Rt. 9, through the Avalon Subdivision & the subject property, has been provided as anticipated by the Comprehensive Plan.

7. PARCEL INVENTORY (LIST ALL PARCELS THAT ARE PART OF THIS APPLICATION):

Tax Map No.	Parcel No.	Deed Book	Page No.	Zoning District
15	7	1030	343	Neighborhood Residential (NR)
15	8.1	1030	343	Neighborhood Residential (NR)

Docusign Envelope ID: BECC258F-A76B-4572-863F-A3142E092E19

8. PARCEL HISTORY (List all pending or previously approved applications on the subject parcels inventoried above, including previous site plan applications if this application is a site plan amendment)

Application No.	Project Name and Phase	Status	Approval Date
Annexation		Approved	9/18/2006
Annexation		Recorded	11/30/2006

9. HAS THE PROPERTY BEEN THE SUBJECT OF ANY COURT ACTION?

☐ Yes (Please specify nature of all proceedings and current status and attach any documents showing court decisions, etc.)

☑ No

Docusign Envelope ID: BECC258F-A76B-4572-863F-A3142E092E19

10. SITE PLAN SUBMISSION TO OTHER AGENCIES (Documentation of all required approvals must be attached to this Application or submitted prior to Preliminary S/LD Application approval)

Agency (Specify others as applicable)	Submittal Date	Approval/Permit Issued	Date of Approval/Issuance
City of Charles Town			
City of Charles Town Utility Board	N/A - Sketch Plan Stage		
Jefferson County Planning and Zoning Department			
Jefferson County Addressing Office			
Jefferson County Board of Education			
West Virginia Department of Environmental Protection			
West Virginia Department of Transportation, Division of Highways			
West Virginia State Historic Preservation Office			
West Virginia Office of Environmental Health Services			
U.S. Army Corps of Engineers			

11. FEE CALCULATION (Per Fee Schedule)

	$300 base
	$ 25 legal notice
	$ 25 1st class mail
	$ 10 public notice sign
AMOUNT PAID	$360.00

Docusign Envelope ID: BECC258F-A76B-4572-863F-A3142E092E19

APPLICANT CERTIFICATION

I certify that, to the best of my knowledge, the submitted information and statements are true and correct. I also certify that I have received and read Section 1332.02 of the Charles Town S/LD Ordinance and relevant provisions of the Charles Town City Code.

Signature of Applicant

Signed by: William A Gray 3A075B0061234798... Date 2/23/2026

Signature of Property Owner (If different than Applicant)

Signed by: Mark Langlet 3F596F710FC3443... Date 2/23/2026

Please submit an original completed Application and specified number of Site Plan copies to the following:

Subdivision Administrator
City of Charles Town
101 E. Washington Street
Charles Town, WV 25414

FOR CITY USE ONLY

Application Number:_____ Date Application Received:_____

Fee: $_____ Paid:$_____ Check No._____

Receipt No._____

Subdivision Administrator Approval:_____ Date:_____

Planning Commission Approval:_____ Date:_____

Comments:_____

_____

_____

_____

_____

_____

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: March 24, 2026

Subject: Langlet Farm Sketch Plan Review

This memorandum summarizes our review of the Sketch Plan for the Langlet Farm Project (dated February 2026, prepared by Integrity Federal Services) for a proposed development of 316 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 the following comments on the materials provided:

- Please provide a Traffic Impact Study given that the proposed development will generate more than 100 trips during the peak hour per the City SLDO Section 1333.06.B.1.a.
    - Based on this analysis, additional mitigation measures may be necessary at the site entrance with Route 9
- Please clarify why the site doesn't provide a connection to the 30' of existing ROW on the eastern portion of the property for future access?
- Please confirm there are no planned developments to the south and east of the subject parcel. If so please reference the planned development and confirm the roadways (Roads A, C, D, and N) align with the adjacent project.
- Please provide and depict the available utilities on the Sketch Plan and identify access points including water, sewer, electric, and communications
- Please depict any existing easements as applicable on the property (if there are any)
- Please provide the total number of lots by type along with the average lot sizes and parking calculations
- Please provide the number of dwelling units of each type SFA SFD etc.. in tabular format.
- Please depict the location of the proposed sidewalks, trails, and crosswalks as applicable
- Please provide and depict all of the setback requirements within the parcel per the NR Zoning District on each of the proposed lots.
- Please depict any environmentally sensitive areas such as wetlands, streams, forest etc..
- Road G, Road J, and Road K around the townhouse units should be treated as a continuous roadway and meet minimum horizontal curvature criteria based on the roadway design speed. This may require a radius that modifies the lot layout.

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.

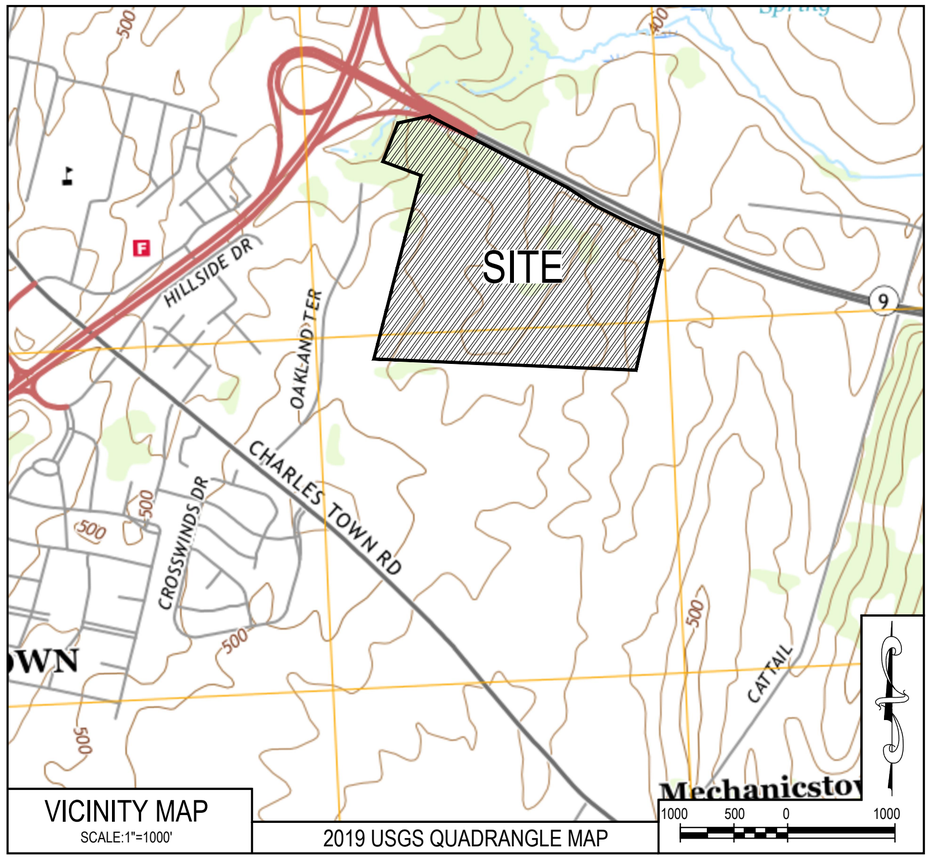


Mark Phillips, P.E.
Project Manager, Associate

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



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, commercial, 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. There are no existing covenants for the subject property.

E.2.l.
- See Sheets 3-13 for lot layout.
- 91 townhouse units are proposed as part of this application.
  - Average lots are 20'x100' and are 2,000 sf.
  - Townhomes may be up to 3-stories with an approximate height not to exceed 35'.
- 221 single-family detached units are proposed as part of this application.
  - Average lots are 70'x115' and are 8,050 sf.
  - Single-family homes may be up to 3-stories with an approximate height of 35'.
- 1 commercial lot consisting of 10.3 acres is proposed. The stormwater area proposed to serve the commercial parcel has been excluded from the total 10.3 acres. This lot satisfies the 10% required commercial area.
- Parking for residential units will be provided on-lot and offsite through on-street parking. Commercial parking will be determined at site plan for the specific commercial lot and future uses.

E.2.m. The total acreage of the tract being subdivided is 100.4+/- acres.
- The developments Net Build Land Area is 3,157,014+/- square feet (72.48+/- acres).

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

E.2.o. The development will consist of 91 townhomes and 225 single-family detached units.

E.2.p. See Sheets 3-13 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 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 will be provided on both sides of all proposed streets within the subject property.
- No trails are proposed at this time, trails may be added at a later time in conjunction with project amenity design.

E.2.r. The development will provide passive open space throughout the property and 3+ acre park near the center of the property. See Approximate Acreages Table on Sheet 2 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. No buffers are required/proposed within the development.

E.2.v. See this Sheets 3-13 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.

SHEET INDEX

1. COVER SHEET AND NOTES
2. OVERALL PLAN AND CALCULATIONS
3-11. CONCEPTUAL PLAN

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

SEAL:

REVISIONS

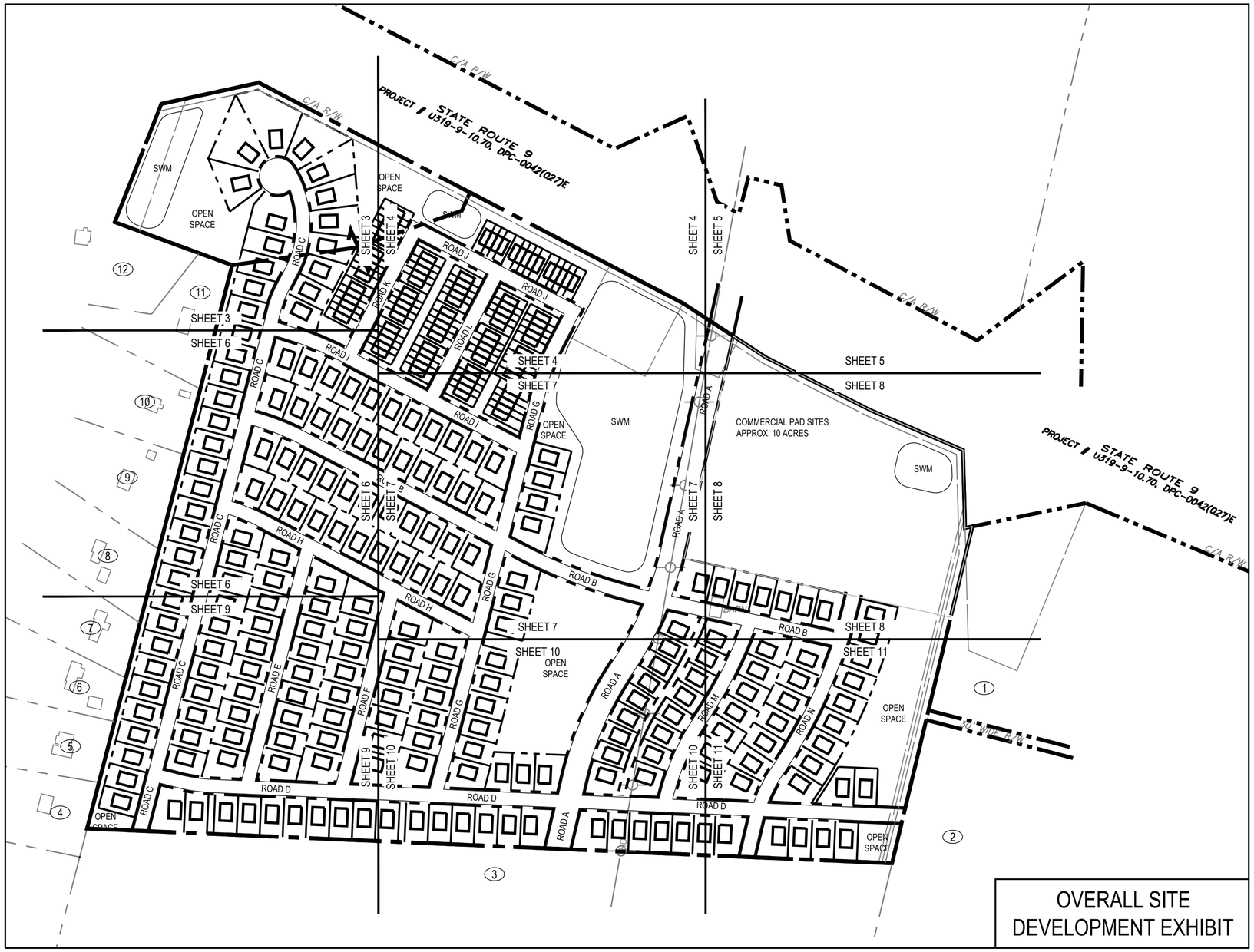
ADDRESS CITY COMMENTS 3/26

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:	FEBRUARY, 2026
JOB:	5131-0101
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OVERALL SITE DEVELOPMENT EXHIBIT

Density Checklist Section - 1332.04(E).2.g.	
Section 1322.08.(B).4.b.	
Maximum Based on NBLA	3,157,014 / 1,750 = 1,804 Units
Proposed	316 Units
Table 1322.08	
Maximum (10 Units Per Acre)	725 Units
Proposed	316 Units

Net Buildable Land Area Calculation - Checklist Section 1332.04(E).2.g.		
Area / Use	**Square Feet**	**Acres**
Gross Land Area	4,373,293	100.40
Right-of-Ways	811,730	18.63
Public Easements (outside ROW & SWM areas)	77,746	1.78
Stormwater Management Area	326,803	7.50
Sensitive Natural Areas (wetlands & floodplain)	0	0.00
Net Buildable Land Area (NBLA)	3,157,014	72.48

Approximate Acreages - Checklist Section 1332.04(E).2.n.		
Area / Use	**Square Feet**	**Acres**
Common Open Space	599,301	13.76
Residential Lot Area (Townhouse)	221,026	5.07
Residential Lot Area (Single-Family Detached)	1,965,796	45.13
Commercial Lot Area (excludes propsed SWM)	448,637	10.30
Right-of-Ways	811,730	18.63
Charles Town Road Right-of-Way Reservation	0	0.00
Stormwater Management Area	326,803	7.50
Total	4,373,293	100.40
*Will vary with final engineering design.		

Common Open Space Calculations - Checklist Section 1332.04(E).2.x.	
Section 1322.08(B).3.	
S.F. Required (10%)	437,329
S.F. Proposed	599,301

Neighborhood Residential Land Use Mix Requirements				
	Requirement		Provided	
Use	**%**	**Acres**	**%**	**Acres**
Residential	50	50.20	50.00	50.20
Commercial	10	10.04	10.25	10.30
Open Space	10	10.04	13.69	13.76

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

250 125 0 250 500 750

GRAPHICAL SCALE: 1" = 250'

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ADDRESS CITY COMMENTS 3/26

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.:
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LEGEND:

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

SWM

OPEN SPACE

C/A/R/W

ROAD C

ROAD D

MATCHLINE - SEE SHEET 4

MATCHLINE - SEE SHEET 6

50 25 0 50 100 150

GRAPHICAL SCALE: 1" = 50'

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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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LANGLET FARM SKETCH PLAN

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SHEET:	4 OF 11

MATCHLINE - SEE SHEET 4

MATCHLINE - SEE SHEET 8

CLARK RUN

GRAPHICAL SCALE: 1" = 50'

50 25 0 50 100 150

SCALE:	
HORIZ.:	
VERT.:	
DATE:	FEBRUARY, 2026
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NCS:	
SHEET:	5 OF 11

CONCEPTUAL PLAN

CT FILE #

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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CADD:
NCS:
SHEET: 6 OF 11

MATCHLINE - SEE SHEET 7

ROAD I

ROAD C

ROAD H

ROAD C

MATCHLINE - SEE SHEET 3

MATCHLINE - SEE SHEET 9

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

MATCHLINE - SEE SHEET 4

50 25 0 50 100 150

GRAPHICAL SCALE: 1" = 50'

ROAD I

ROAD G

OPEN SPACE

SWM

ROAD A

MATCHLINE - SEE SHEET 6

ROAD B

MATCHLINE - SEE SHEET 8

ROAD H

ROAD G

ROAD B

ROAD A

MATCHLINE - SEE SHEET 10

OHE

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NCS:	
SHEET:	7 OF 11

MATCHLINE - SEE SHEET 5

ROAD A

MATCHLINE - SEE SHEET 7

COMMERCIAL PAD SITES
APPROX. 10 ACRES

SWM

BARN

ROAD B

MATCHLINE - SEE SHEET 11

50 25 0 50 100 150

GRAPHICAL SCALE: 1" = 50'

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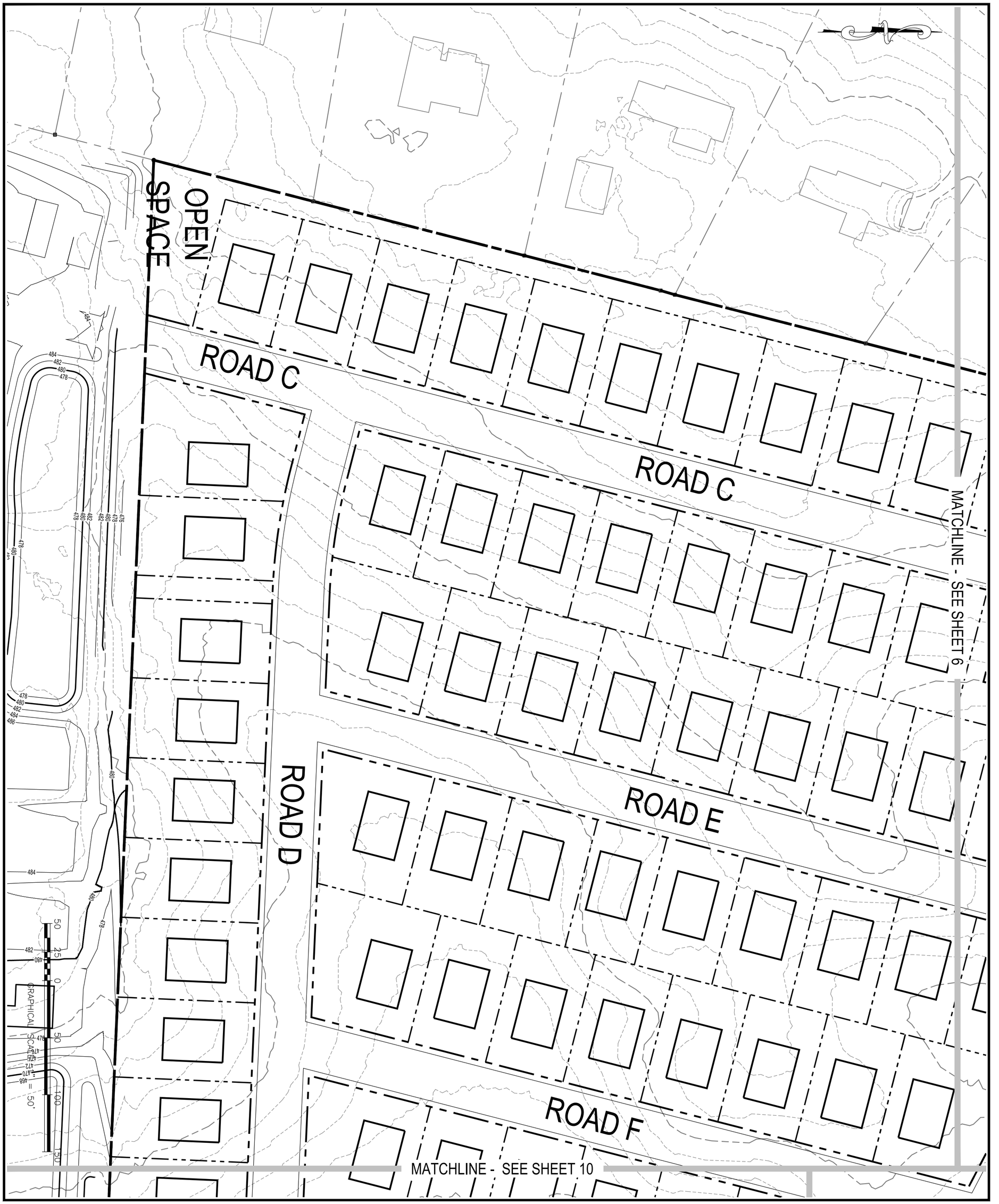
CONCEPTUAL PLAN

LANGLET FARM
SKETCH PLAN

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CONCEPTUAL PLAN

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LANGLET FARM
SKETCH PLAN

CITY OF CHARLES TOWN, WEST VIRGINIA

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MATCHLINE - SEE SHEET 7

OPEN SPACE

ROAD G

ROAD A

ROAD D

ROAD A

MATCHLINE - SEE SHEET 9

MATCHLINE - SEE SHEET 11

OHE

468 470 472 474 464 462

50 25 0 50 100 150

GRAPHICAL SCALE: 1" = 50'

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SHEET:	10 OF 11

MATCHLINE - SEE SHEET 8

ROAD M

ROAD N

ROAD D

MATCHLINE - SEE SHEET 10

OPEN SPACE

OPEN SPACE

30' WIDE R/W

458 460 456 458 460 462 458 456 454 452 450 448 446 444 442 440 438 448 446 444 442 440 438 438 440 442 442 440 438 436

50 25 0 50 100 150

GRAPHICAL SCALE: 1" = 50'

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