CITY OF CHARLES TOWN
PLANNING COMMISSION
AGENDA • JUNE 11, 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

4. NEW BUSINESS

4.1 : **Public Hearing**: *SLD2026-01* - Langlet Farm South - Sketch Plan

1. Staff Report.pdf
2. Application.pdf
3. Sketch Plan.pdf
4. 2026-05-18 Staff Comments.pdf
5. Approved COA.pdf
6. Washington Place concept.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: 06/11/26
Department: Planning Commission
Category: Report
Initiator:

SCHEDULED

AGENDA ITEM (ID #)

Public Hearing: *SLD2026-01* - Langlet Farm South - Sketch Plan

ATTACHMENTS:

- 1. Staff Report.pdf
- 2. Application.pdf
- 3. Sketch Plan.pdf
- 4. 2026-05-18 Staff Comments.pdf
- 5. Approved COA.pdf
- 6. Washington Place concept.pdf

Sketch Plan

SLD2026-01 – Langlet Farm

Date: For the June 11, 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 316 residential units and 10.3 acres of commercial sites.

COMPLETENESS REVIEW

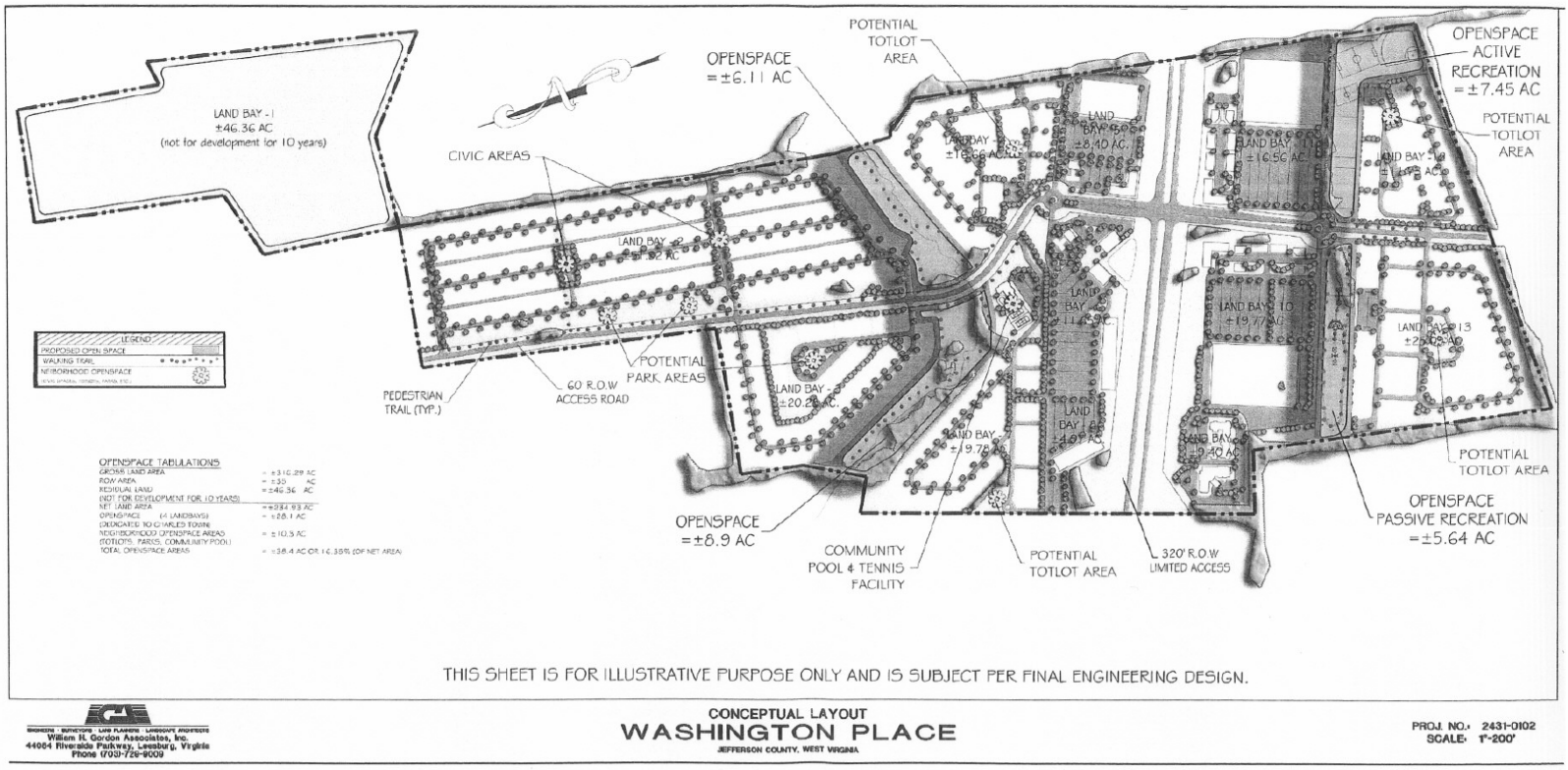
This item was deemed complete by the Planning Commission on April 27, 2026.

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. The proposed design is not in conformance with the COA approved-design:

Evaluation Criteria 1A – Comprehensive Plan

1. History –The name required by the COA is 'Washington Place'. No name has yet been submitted for this development other than 'Langlet Farm'.

2. Commerce and Industry: A substantial area within the overall development is to be dedicated for commercial use. However, the proposed plan dedicates only the minimum amount of 10% of space for commercial uses.

3. Safety and Walkability: The concept plan is for a mixed-use center where citizens may live, work, shop, and recreate within their community. However, this plan set is predominately residential.

4. Affordable Living: Provisions were made for Workforce Affordable Housing, but the applicant has not specified if such a program will be part of this development.

5. Jobs: The substantial commercial component was designed to provide long-term employment, but the limited 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 not specified if the open space on this site (which differs in design from that of the COA) will be dedicated to the City. While open space has been provided, it is generally made of small, dispersed lots that appear difficult to access or use on a practical basis.

7. Beautification: This COA proposed commercial buildings fronting the road, to be supplemented with landscaping to maintain a "*green environment*". The proposed plan only has a portion of the site fronted by commercial uses; the rest is fronted either by stormwater ponds, a parking lot, one parcel of open space, and housing.

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.

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 'tree preservation to be pursed'. However, this open space tree area is split into two pieces and interspersed with homes, a road, and a stormwater pond, disrupting the wildlife habitat. However, even split up the preservation of woodlands in that is better than the plan approved under the COA, which would have replaced those woods entirely with apartments.

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

1. COA minimum single family detached (SFD) lot size of 5,000 sq. ft. is met; proposed average lot is 8,050 sq. ft.
2. COA setbacks for SFD are: Front – 25 feet, Sides – 5 feet, Rear 5 ft., with a minimum 50 ft. lot width. Proposed plan does not have setbacks listed. Proposed lot width on average is 70 ft, which surpasses the COA minimum.

3. COA minimum townhome lot size of 1,600 sq. ft. is met; proposed average lot size is 2,000 sq. ft.
4. COA setbacks for townhomes are: Front- 25 feet, Sides for end units- 5 feet, Rear – 5 feet when townhome is rear load, with a minimum lot width of 16 ft. Proposed plan does not have setbacks listed. Proposed lot width on average is 20 ft, which surpasses the COA minimum.

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 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 does not adhere to 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 (roughly 17% of the project area as a whole) along with 950 residential units. The proposed plan only sets aside 10% for commercial development, with 316 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 two unit-types (single and towns) and no mention of an affordable housing program.

Evaluation Criteria 4 – Protection of Resources
Environmnetally 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 scattered open space parcels, including an area where a stormwater retention pond is to go.

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. No such parcel has been identified on the proposed plan set.

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	Required for these parcels per COA layout	Provided in proposed plan set
Residential	50%	45 acres (45%)	50.2 acres (50%)
Commercial	10%	36 acres (36%)	10.3 acres (10%)
Open Space	10%	13 acres (13%)	13.76 acres (13%)

DENSITY

Net Buildable Land Area is 72.48 acres.

Maximum permitted density is 10 units/acre; proposed density is 4.3 units/acre.

LOT DIMENSIONS

The proposed typical lot dimensions adhere to the requirements of the COA, but no setback information has been provided.

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. It is unclear if a buffer will be provided behind the single family homes along Road C and the homes on Oakland Terrace. There is a note stating that no buffers are required within the development; that is wrong. Buffers are required between non-residential and residential uses.

PARKING

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

With 225 single family homes, 450 spaces are required. For 91 townhomes, 164 spaces are required. 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. There is a concern noted in the staff review comment letter of May 18 that the design of the intersections may violate the requirements for driveway location and intersection angle. These additional details are required at the Preliminary Plan stage.

OPEN SPACE/RECREATION

Open Space is provided in 6 lots of various sizes, the largest being 3 aces. There are various smalls trips of open space located behind the rear property lines of several sets of homes; it is unclear who will maintain those spaces.

STORMWATER

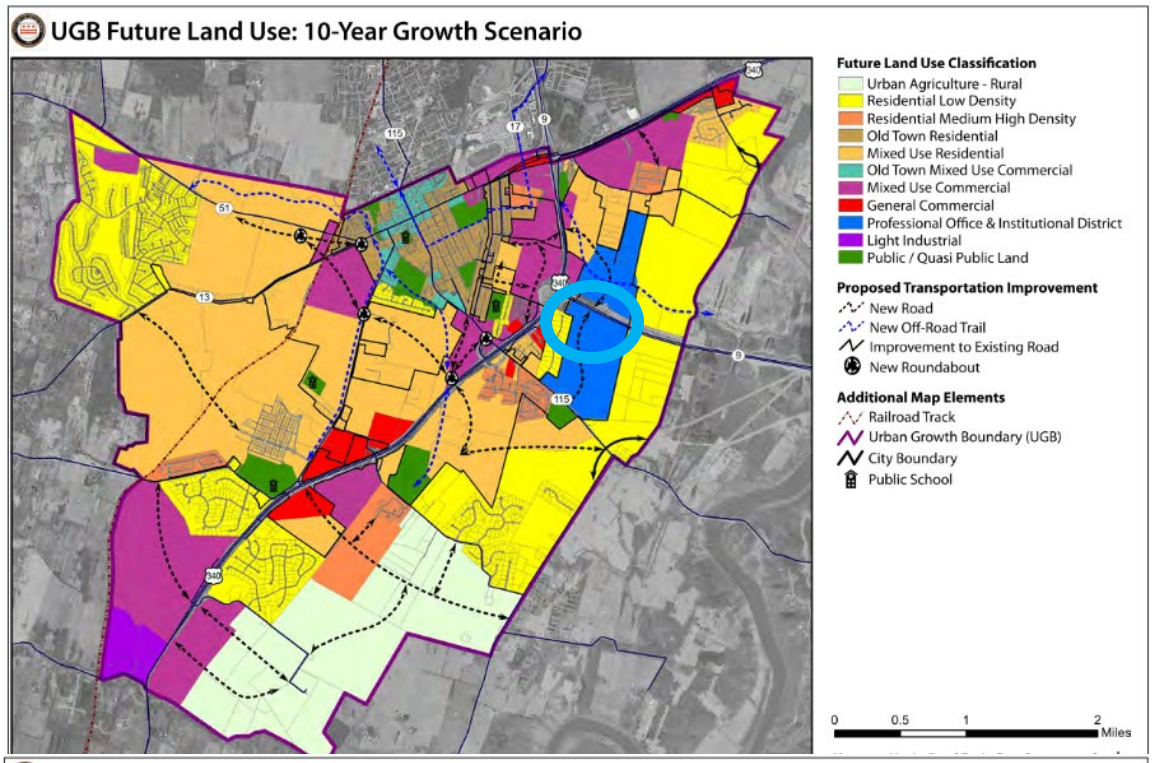
Detailed stormwater management plans are not required at the sketch plan phase. Those details will be required at the Preliminary Plan stage. The City's 3rd party engineering firm, Kimley-Horn, has reviewed the plans and has no comments about storm water management at this stage. Additional review will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

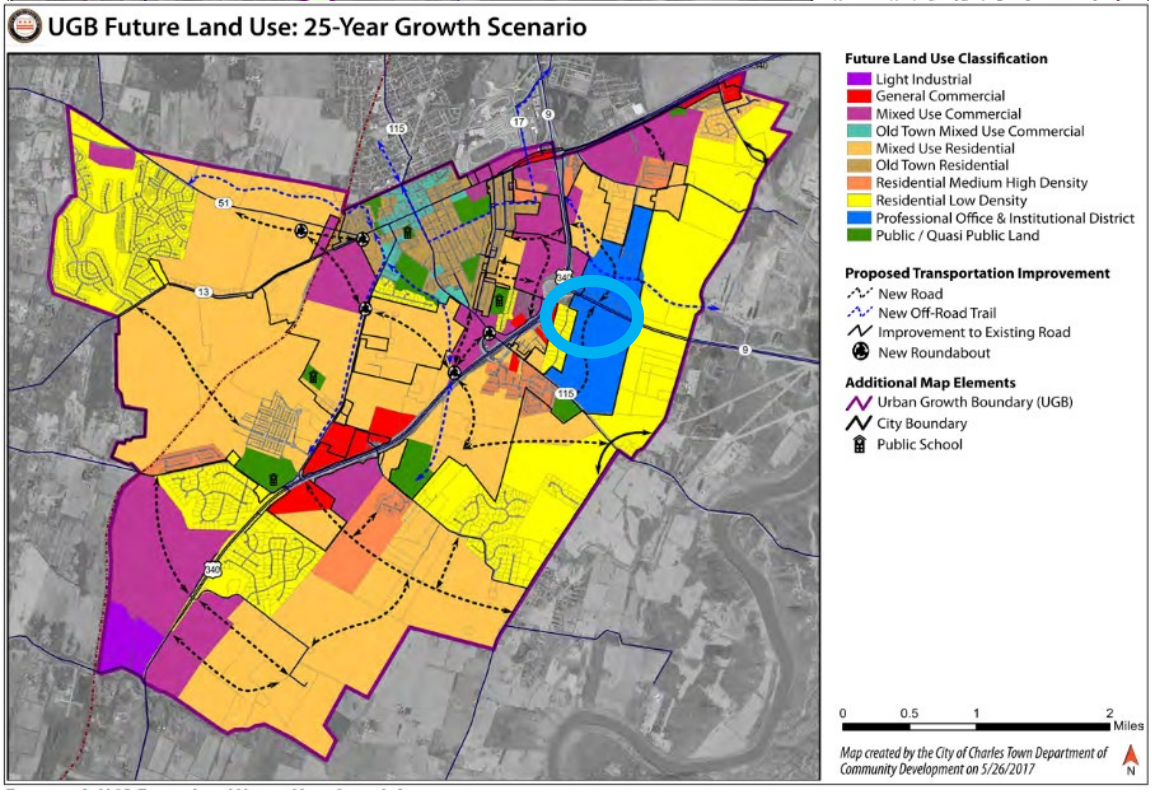
TRAFFIC IMPACT STUDY

A traffic impact study will be required prior to submission of the preliminary plan. It is unclear if the road system will be deeded to the City or maintained by an HOA.

COMPREHENSIVE PLAN

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


UGB Future Land Use: 10-Year Growth Scenario
Future Land Use Classification
Urban Agriculture - Rural
Residential Low Density
Residential Medium High Density
Old Town Residential
Mixed Use Residential
Old Town Mixed Use Commercial
Mixed Use Commercial
General Commercial
Professional Office & Institutional District
Light Industrial
Public / Quasi Public Land
Proposed Transportation Improvement
New Road
New Off-Road Trail
Improvement to Existing Road
New Roundabout
Additional Map Elements
Railroad Track
Urban Growth Boundary (UGB)
City Boundary
Public School
0 0.5 1 2 Miles


UGB Future Land Use: 25-Year Growth Scenario
Future Land Use Classification
Light Industrial
General Commercial
Mixed Use Commercial
Old Town Mixed Use Commercial
Mixed Use Residential
Old Town Residential
Residential Medium High Density
Residential Low Density
Professional Office & Institutional District
Public / Quasi Public Land
Proposed Transportation Improvement
New Road
New Off-Road Trail
Improvement to Existing Road
New Roundabout
Additional Map Elements
Urban Growth Boundary (UGB)
City Boundary
Public School
0 0.5 1 2 Miles
Map created by the City of Charles Town Department of Community Development on 5/26/2017
N

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 225 single-family detached homes, 91 townhomes, and 10.3 acres of commercial sites. The development does not comply with the Conditions of Annexation nor with the Zoning and Subdivision/Land Development Ordinances; additional comments can be found in the attachment labeled "2026-05-18 Staff Review".

Finally, City Council approved a committee to work with the applicant on revising the COA; the Planning Commission has never approved a plan set which is undergoing the negotiation process and not yet been approved by Council, nor has the Commission ever approved a plan set which is not consistent with the COA.

RECOMMENDATION – Table action to allow the applicant time to work with City Council on updating the Conditions of Annexation, and to amend the plan set per City comments.

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:_____

_____

_____

_____

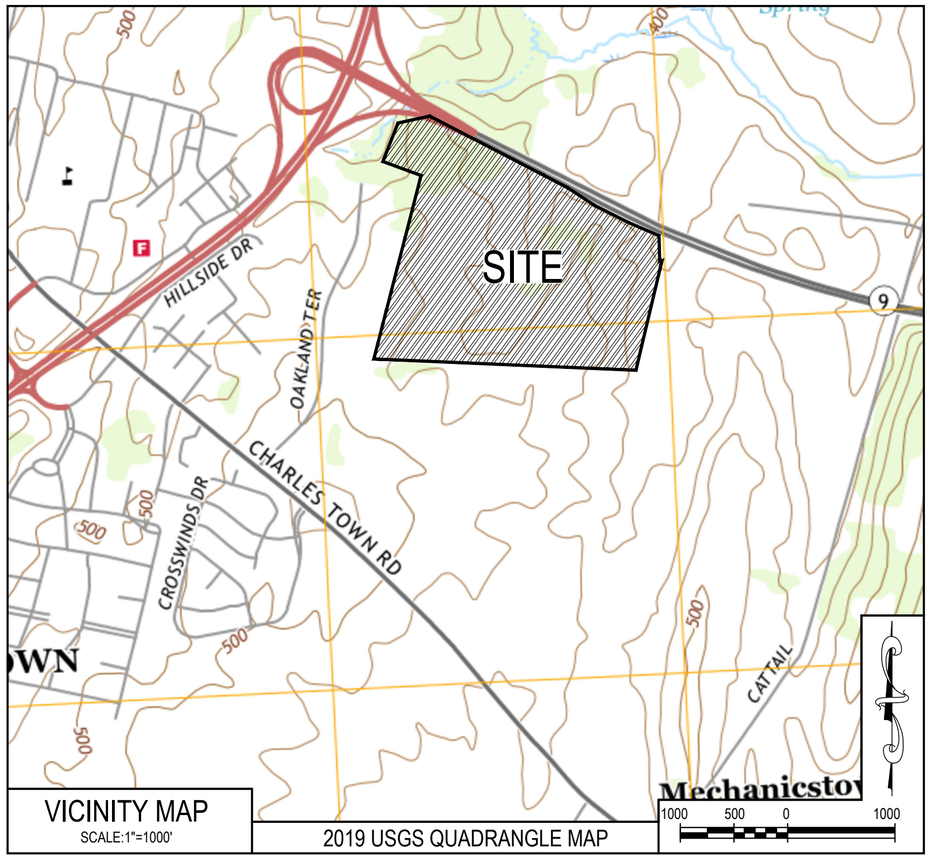
_____

_____

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, at a rate of 2 parking space per unit. 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
ADDRESS 3RD PARTY REVIEW COMMENTS 4/3

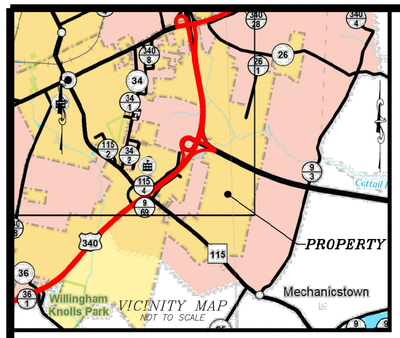
COVER SHEET AND NOTES

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
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



VICINITY MAP
NOT TO SCALE

NORTH ORIENTED TO WVSPCS, NORTH ZONE NAD 1983, VIA WVDOT REAL TIME NETWORK

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

PERMANENT PONDING EASEMENT TRACT 2–DB 950/165

3/4" REBAR FOUND

302.62'

N77°46'16"E

C/A R/W

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

S62°32'00"E 1199.97'

N21°30'33"E 385.59'

MARK F. LANGLET, TRUSTEE
CHARLES TOWN CORPORATION
TAX MAP 15 PARCEL 8.1
DEED BOOK 803 PAGE 170 &
DEED BOOK 819 PAGE 555
PART OF PARCEL 2

5/8" REBAR FOUND

N69°47'42"W 272.49'

5/8" REBAR FOUND

N69°59'12"W 106.78'

STONE FOUND

BRADLEY T. & KATHLEEN M. RIGGLEMAN
CHARLES TOWN DISTRICT
TAX MAP 18 PARCEL 6.15
DEED BOOK 1013 PAGE 156

LOT 14 LOT 15

WV-AMERICAN WATER CO. 20' WIDE EASEMENT AS PER D.B. 1347/676

3/4" REBAR FOUND

S62°29'49"E 249.78'

S56°50'46"E 301.50'

354.99'

S63°14'03"E

304.80'

S66°41'11"E

PERMANENT PONDING EASEMENT TRACT 3–DB 950/165

TEMPORARY CONSTRUCTION EASEMENT TRACT 6–DB 950/165

TODD A. WEBB
CHARLES TOWN DISTRICT
TAX MAP 18 PARCEL 6.16
DEED BOOK 859 PAGE 154

JOHN W. & ALICE L. MAHONEY
CHARLES TOWN DISTRICT
TAX MAP 18 PARCEL 6.17
DEED BOOK 551 PAGE 414

LOT 16

N14°25'47"E 592.41'

KEITH & THERESA POWERS
CHARLES TOWN DISTRICT
TAX MAP 18 PARCEL 6.18
DEED BOOK 950 PAGE 27

5/8" REBAR FOUND

LOT 17

N14°27'31"E 297.80'

GEORGE H. BURNS III
CHARLES TOWN DISTRICT
TAX MAP 18 PARCEL 6.19
DEED BOOK 1162 PAGE 398

5/8" REBAR FOUND

LOT 18

N14°27'23"E 230.78'

RYAN M. PREZZI
CHARLES TOWN DISTRICT
TAX MAP 18 PARCEL 6.20
DEED BOOK 1159 PAGE 156

5/8" REBAR FOUND

LOT 19

N14°19'26"E 172.40'

HEATHER A. & BRIAN D. MCLARNON
CHARLES TOWN DISTRICT
TAX MAP 18 PARCEL 6.21
DEED BOOK 1117 PAGE 242

NAIL FOUND WITH REBAR WITNESS

N16°20'16"E 13.04'

4"X4" CONCRETE MONUMENT

LOT 20

N14°24'25"E 123.18'

PAUL D. PROPST SR. & MARY J. PROPST
CHARLES TOWN DISTRICT
TAX MAP 18 PARCEL 6.22
DEED BOOK 1262 PAGE 178

5/8" REBAR FOUND

LOT 21

N14°24'18"E 191.04'

BRITTANY SHADE-DURRETT & JONATHAN W. DURRETT
CHARLES TOWN DISTRICT
TAX MAP 18 PARCEL 6.23
DEED BOOK 1284 PAGE 689

5/8" REBAR FOUND

LOT 22

N14°29'10"E 144.13'

S14°29'10"W 89.31', (TIE)

5/8" REBAR FOUND BENT

SECTION 2-OAKLAND HEIGHTS
SECTION 1-OAKLAND HEIGHTS

100.40 ACRES, +/-

RIGHT-OF-WAY AGREEMENT FOR OVERHEAD POWER LINE AS PER DEED BOOK 330 PAGE 128

BARN

PERMANENT PONDING EASEMENT TRACT 4–DB 950/165

10' WIDE TEMPORARY UTILITY CONSTRUCTION EASEMENT AS PER D.B. 1164/607

30' WIDE PERMANENT UTILITY EASEMENT AS PER D.B. 1164/607

1050.19', (T.D.) 603.38'

S13°24'33"W 446.81'

5/8" REBAR FOUND

30' WIDE R/W

3/4" REBAR FOUND

S01°33'14"E 236.71'

N78°19'28"E 22.40'

PERMANENT PONDING EASEMENT

C/A R/W

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

RONALD L. WIDMYER, ET UX
CHARLES TOWN DISTRICT
TAX MAP 18 PARCEL 11
DEED BOOK 549 PAGE 733

MARK F. LANGLET, TRUSTEE
CHARLES TOWN CORPORATION
TAX MAP 15 PARCEL 7
DEED BOOK 803 PAGE 170 &
DEED BOOK 819 PAGE 555
PART OF PARCEL 1

N87°31'46"W 2443.81'

P.O.B.
STONE FOUND

RONALD L. & CAROLYN T. WIDMYER
CHARLES TOWN DISTRICT
TAX MAP 18 PARCEL 11.2
DEED BOOK 497 PAGE 219

JAGUAR IV LC
CHARLES TOWN CORPORATION
TAX MAP 10 PARCEL 218.1
DEED BOOK 1089 PAGE 144

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'

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ADDRESS 3RD PARTY REVIEW COMMENTS 4/3

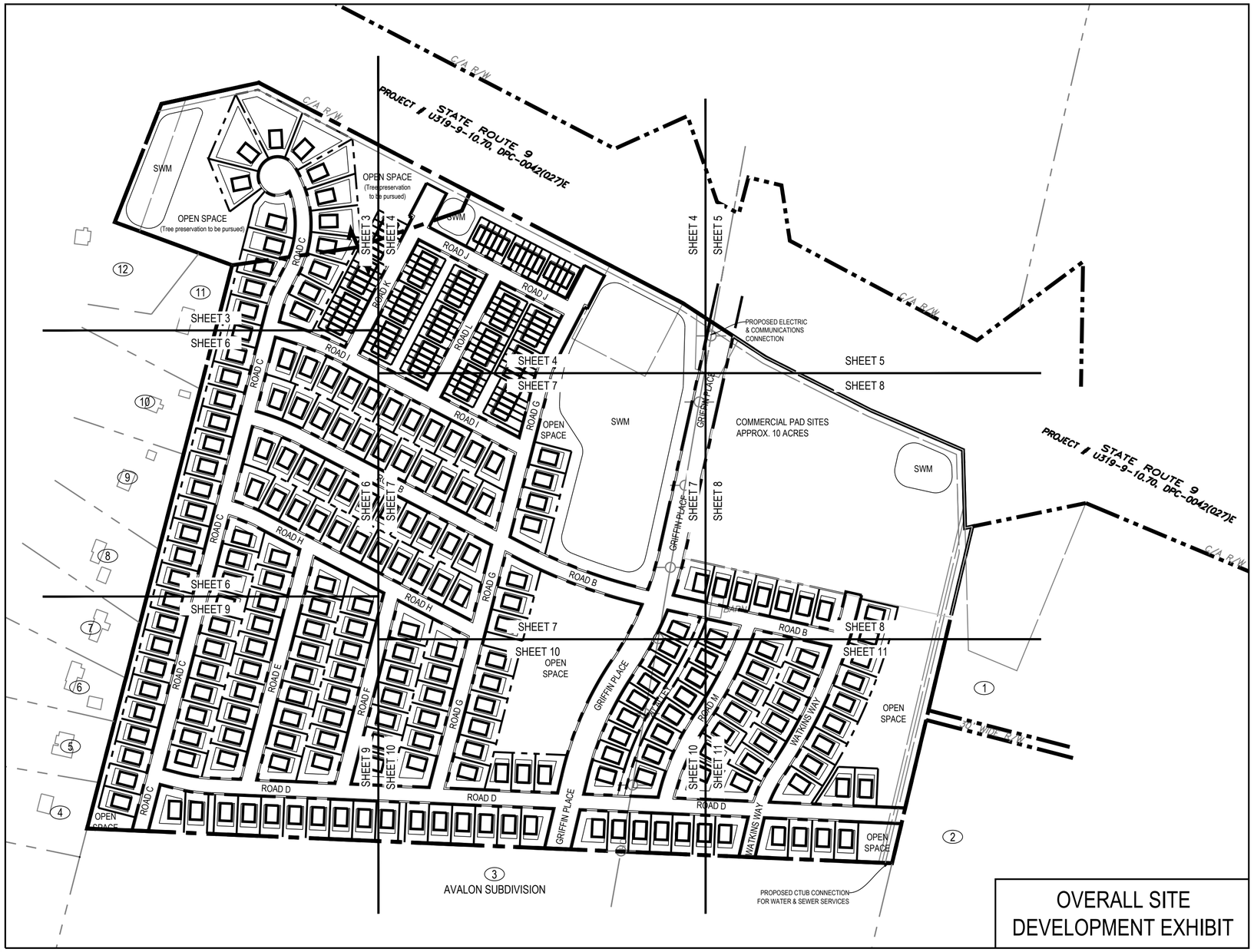
EXISTING CONDITIONS - BOUNDARY SURVEY

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:	FEBRUARY, 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.	
Townhouse	91
Single Family Detached	225
	316

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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REVISIONS
ADDRESS CITY COMMENTS 3/26
ADDRESS 3RD PARTY REVIEW COMMENTS 4/3

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:	FEBRUARY, 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

SWM

OPEN SPACE

(Tree preservation to be pursued)

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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CADD:	
NCS:	
SHEET:	4 OF 12

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

STATE ROUTE 9

PEN SPACE

ree preservation

to be pursued)

SWM

MATCHLINE - SEE SHEET 3

MATCHLINE - SEE SHEET 5

ROAD J

ROAD K

ROAD L

ROAD J

MATCHLINE - SEE SHEET 7

50 25 0 50 100 150

GRAPHICAL SCALE: 1" = 50'

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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:	5 OF 12

MATCHLINE - SEE SHEET 4

PROPOSED ELECTRIC
& COMMUNICATIONS
CONNECTION

CIARAN

50 25 0 50 100 150

GRAPHICAL SCALE: 1" = 50'

MATCHLINE - SEE SHEET 8

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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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CADD:	
NCS:	
SHEET:	6 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: FEBRUARY, 2026
JOB: 5131-0101
DRAWN: ABP CHECK: JPG
CADD:
NCS:
SHEET: 7 OF 12

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

GRIFFIN PLACE

OHE

MATCHLINE - SEE SHEET 6

ROAD B

MATCHLINE - SEE SHEET 8

ROAD H

ROAD G

ROAD B

GRIFFIN PLACE

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

CT FILE #

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DRAWN: ABP	CHECK: JPG
CADD:	
NCS:	
SHEET:	8 OF 12

MATCHLINE - SEE SHEET 5

GRIFFIN PLACE

COMMERCIAL PAD SITES
APPROX. 10 ACRES

SWM

MATCHLINE - SEE SHEET 7

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

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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NCS:	
SHEET:	9 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

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JOB:	5131-0101
DRAWN: ABP	CHECK: JPG
CADD:	
NCS:	
SHEET:	10 OF 12

MATCHLINE - SEE SHEET 7

OPEN SPACE

ROAD G

GRIFFIN PLACE

20' ALLEY

ROAD I

MATCHLINE - SEE SHEET 9

MATCHLINE - SEE SHEET 11

ROAD D

GRIFFIN PLACE

ROA

OHE

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

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CADD:	
NCS:	
SHEET:	11 OF 12

MATCHLINE - SEE SHEET 8

ROAD M

WATKINS WAY

OPEN SPACE

30' WIDE R/W

MATCHLINE - SEE SHEET 10

ROAD D

WATKINS WAY

OPEN SPACE

PROPOSED CTUB CONNECTION FOR WATER & SEWER SERVICES

50 25 0 50 100 150

GRAPHICAL SCALE: 1" = 50'

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CITY OF CHARLES TOWN, WEST VIRGINIA

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NCS:	
SHEET:	12 OF 12

James Newman
City Planner
Zoning/Subdivision Administrator
AICP

City of Charles Town
101 E. Washington St.
Charles Town, WV 25414

May 18, 2026

Brooke Perry
148 S. Queen St.
Suite 201
Martinsburg WV 25401

RE: SLD2026-01 Langlet Farm – Plan Review

Dear Applicant,

I have reviewed your application for a major subdivision and land development.

As discussed at our meeting on May 14, in general the plan is not in conformance with the Conditions of Annexation. Outside of that general observation I have the following specific comments:

A. COVER SHEET

1. Note E.2.L states that both townhomes and single family homes may be up to 3 stories and 35 feet in height. Neighborhood Residential Zoning allows those uses to be up to 4 stories or 40 feet in height. If the intent is to provide housing products that don't exceed 3 stories/35 feet, the note does not need to change.

2. Note E.2.L states that 221 single-family homes are proposed, but note E.2.O. states that 225 are proposed. Please correct.

3. Note E.2.U. states no buffers are required within the development. Buffers will be required between the commercial and residential uses.

B. SHEET 2

1. The sheet #'s provided in the *Exhibit* do not conform to what is provided in the plans (the area shown as being in Sheet 3 is actually on Sheet 4, Sheet 4 is on Sheet 5, etc…)

C. SHEET 3

1. *Dwelling Units by Type* Table – See note 2 above about unit type discrepancy.

2. Under the *Approximate Acreages* Table, it states '0' as the value for Charles Town Road Right-of-Way reservation. Will the roads be maintained by an HOA or deeded over to the City?

D. SHEET 4

1. The open space on this sheet is only accessible by an entryway located between two residential lots which is only 13 ft wide, and which is constrained by a stormwater pond and various property lines, making this irregularly-shaped space impractical for enjoyment by residents at large.

2. Language on both open space areas depicted on this sheet is about tree preservation. Tree Preservation is a goal of the Subdivision Ordinance "*Existing trees, shrubs, and other plant materials shall be retained to the greatest extent feasible.*" If the intent is to preserve trees; perhaps the two open space areas could be joined into one with a trail/ trail system located within the preserved woodlands. This may result in the loss of some single-family dwellings but would provide an amenity to residents at large. The provision of Public Parkland provides a density bonus if such parks are accepted by the Planning Commission and Parks and Recreation Commission.

3. The open space adjacent to the townhomes is also adjacent to Route 9. Will a fence or other barrier be erected to provide a buffer from traffic and to provide safety for children playing in the area?

4. Who will maintain the 9 ft. wide strip between the townhomes and the single family homes along the Road C cul-de-sac?

E. SHEET 5

1. The general design of the townhome area appears to be one of units densely packed in-between stormwater ponds and small open space areas, tightly bordered by single-family detached homes along Road C, and Route 9.

   Based on past Planning Commission review of dense developments, I encourage you to look into design options that allow for larger parcels of connected open-space, and the provision of more open space near the townhomes so that those residents have good access and do not feel crowded into their section.

F. SHEET 7

1. Who will maintain the 17 ft. wide strip behind the homes along Road C? Will access only be from the open space areas at the north and south of the road? Will it be a vegetated buffer?

G. SHEET 8

1. The open space provided between Road G and the stormwater basin appears to be a practically unusable space. It should be expanded into a larger area for residents to use.

2. Has any consideration been given to the provision of a traffic circle at the intersection of Road B and Griffin Place, seeing as that is the main path to the commercial pad site as well as to the rest of the development and the adjacent Avalon subdivision? Or will it instead be a standard 4-way stop?

H. SHEET 9

1. It is unclear if the stormwater basin shown on the commercial site is part of that commercial parcel or if it will be placed upon it's own parcel, and what access easements, if any, will be provided to make it readily accessible.

I. SHEET 10

1. Is the open space at the end of Road C part of a larger open space area that continues onto the adjacent development?

J. SHEET 11

1. The homes between Griffin Place and Road M have a 20 ft. wide alley, but no other alleys are provided in the development. Due to anticipated traffic along Griffin Road are these homes to be rear-load units? What about the units along Road M? Is the HOA to maintain the alley, or will it be deeded over to the City?

K. GENERAL COMMENTS

1. Is any vegetated, earthen, or structural buffer/berm/barrier proposed between residences and the sound of traffic on Route 9?

2. Have you received written confirmation from the West Virginia Div. of Highways Region 5 Office that the placement of the stormwater ponds in the ponding easements is acceptable to them?

3. Open space is provided in a variety of small pocket-park style areas. Open space should be consolidated into larger lots, or designs of proposed amenities for each open space area should be provided in the sketch plan to provide a better understanding of their practicable use.

   Please provide confirmation that the open space design near the townhomes meets the requirements of Section 1333.20.O. of the Subdivision Ordinance

4. Will on-street parking be provided on all streets? On both sides of all streets? Table 1333.02 of the Subdivision Ordinance provides for when on-street parking is required.

5. It may be due to the curve of the roads or angle of some lots, but some intersections do not appear to be at 90 degree angle (see Roads B/G, H/E, H/F, H/G, etc.). Please verify road intersection angles, per Section 1333.03 of the Subdivision Ordinance. Intersections at Roads J/K, J/L, I/C all appear to meet the standard.

6. As a design note: certain intersections seem as though driveways will be located close to them. Please look at Section 133.07 of the Subdivision Ordinance to review driveways standards near intersections.

If you have any questions, you can reach me at jnewman@charlestownwv.us or 304-724-3251.

Sincerely,

James Newman
City Planner, Zoning/Subdivision Administrator, AICP
City of Charles Town, WV

City of Charles Town

101 East Washington Street, P.O. Box 14, Charles Town, WV 25414
Phone: (304) 725-2311 ♦ Fax: (304) 725-1014 ♦ Web: www.charlestownwv.us

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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.

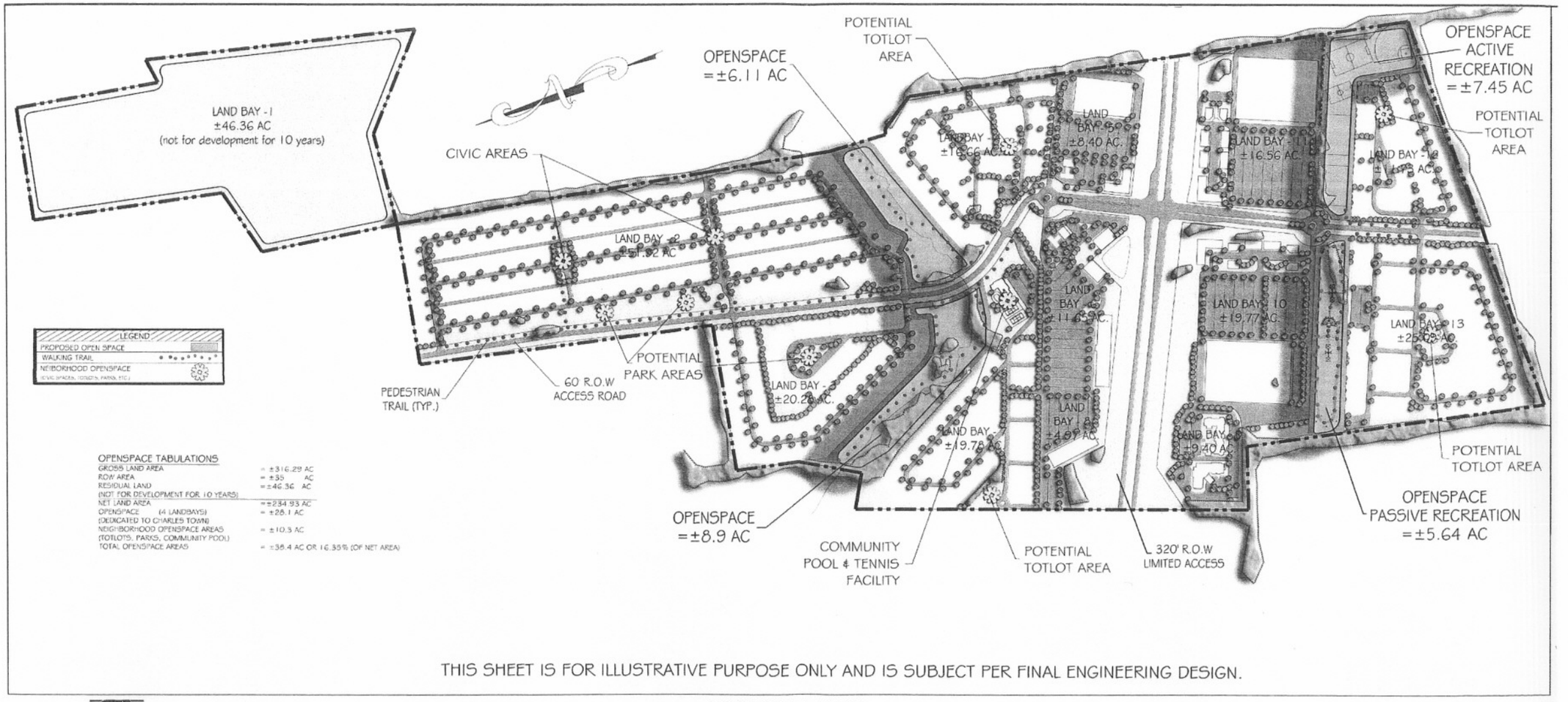
Annexed:

Trustee

City of Charles Town, Mayor

ATTEST:

City Clerk



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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'