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August 14, 2025

**Jefferson County Planning Commission Meeting  
Notice of Concept Plan Public Workshop**

Meeting Date & Time: September 9, 2025 at 7:00 p.m.

Meeting Location: County Commission Meeting Room located in the main level of the Jefferson County Government Complex (entrance on East side of the building)  
393 North Lawrence Street, Charles Town, WV 25414

The Jefferson County Planning Commission has scheduled a Public Workshop for the following Concept Plan in accordance with the Jefferson County Subdivision and Land Development Regulations.

File #	Proposal	Owner/Applicant & Property Locations
25-28-SD	A Concept Plan for the Ghazwa's Forest Subdivision  The proposal consists of a Major Residential Subdivision with 81 lots and associated infrastructure.	IG Totonji Holding, LLC, Owner Golden Eagle Group, Inc, Developer  Vacant 31.48 acre lot located on the Southwest corner of Flowing Springs Road and Zoar Lane. Parcel ID: 02000300090004 Acreage: 31.48 ac. Zoning District: Rural

All sites will be posted with Public Notice placard.

Concept Plan project files may be reviewed during normal business hours or online at:

<https://www.jeffersoncountywv.org/county-government/departments/engineering-planning-and-zoning/office-of-planning-and-zoning/planning-commission/concept-plans>

Written comments to the Commission must be submitted no later than one week prior to the Meeting for inclusion in their mailed packet. Contact Staff for additional submission requirements.

Questions or Comments may be directed to 116 E. Washington St., Charles Town, WV 25414, [planningdepartment@jeffersoncountywv.org](mailto:planningdepartment@jeffersoncountywv.org) or call 304-728-3228.

By Order of the Jefferson County Planning Commission  
Michael Shepp, President