



FAIRFAX COUNTY
SITE-SPECIFIC PLAN AMENDMENT PROCESS
COUNTYWIDE

Nomination Number	CPN22-MA-006
Supervisor District	Mason
Parcel ID Number(s)	59- 2 ((11))-29A, 30, 31, 32, 33, 34 and 35
Parcel Address(es)	3402, 3404, 3406 and 3408 Gallows Road, 7816, 7818, and 7820 Libeau Lane
Nominator	Madison Acquisitions, LLC, Attn: Russell Rosenberger or Andrew Rosenberger
Plan Map Designation	1-2 DU/Acre
Comprehensive Plan Recommendation for Nominated Property	The Property is located in Sector A9 (Holmes Run Community Planning Sector) in the Annandale Planning District. No site specific guidance is provided for the Property. The land use recommendation for Sector A9 is "Infill development in these neighborhoods should be of compatible use, type and intensity and in accordance with the guidance by the Policy Plan under Land Use Objectives 8 and 14."
Proposed Land Use	Residential
Summary of Proposed Comprehensive Plan Change	Madison Acquisitions, LLC is seeking to change the Land Use recommendation for the Property to permit residential uses between 3-4 dwelling units per acre. In accordance with the attached Illustrative Concept Plan, the Madison seeks to build single family detached homes in accordance with a PDH-4 zone. Each home would have a two-car integral garage and the units are projected to contain approximately 3,000 to 4,000 square feet of above grade finished space.

**Statement of Justification
Gallows Road Assemblage
October 28, 2022**

Madison Acquisitions, LLC, an affiliate of Madison Homes (the “Nominator”), is the contract purchaser of seven parcels comprising approximately 5.11 acres located in Planning Sector A9 (Holmes Run Planning Sector) in the Annandale Planning District and identified on the Fairfax County Tax Maps as parcels 0592-011-0030 through 0035 and 0029A (the “Property”). The Property is zoned R-2 and is currently designated on the Comprehensive Land Use Map as appropriate for residential development between 1-2 dwelling units per acre.

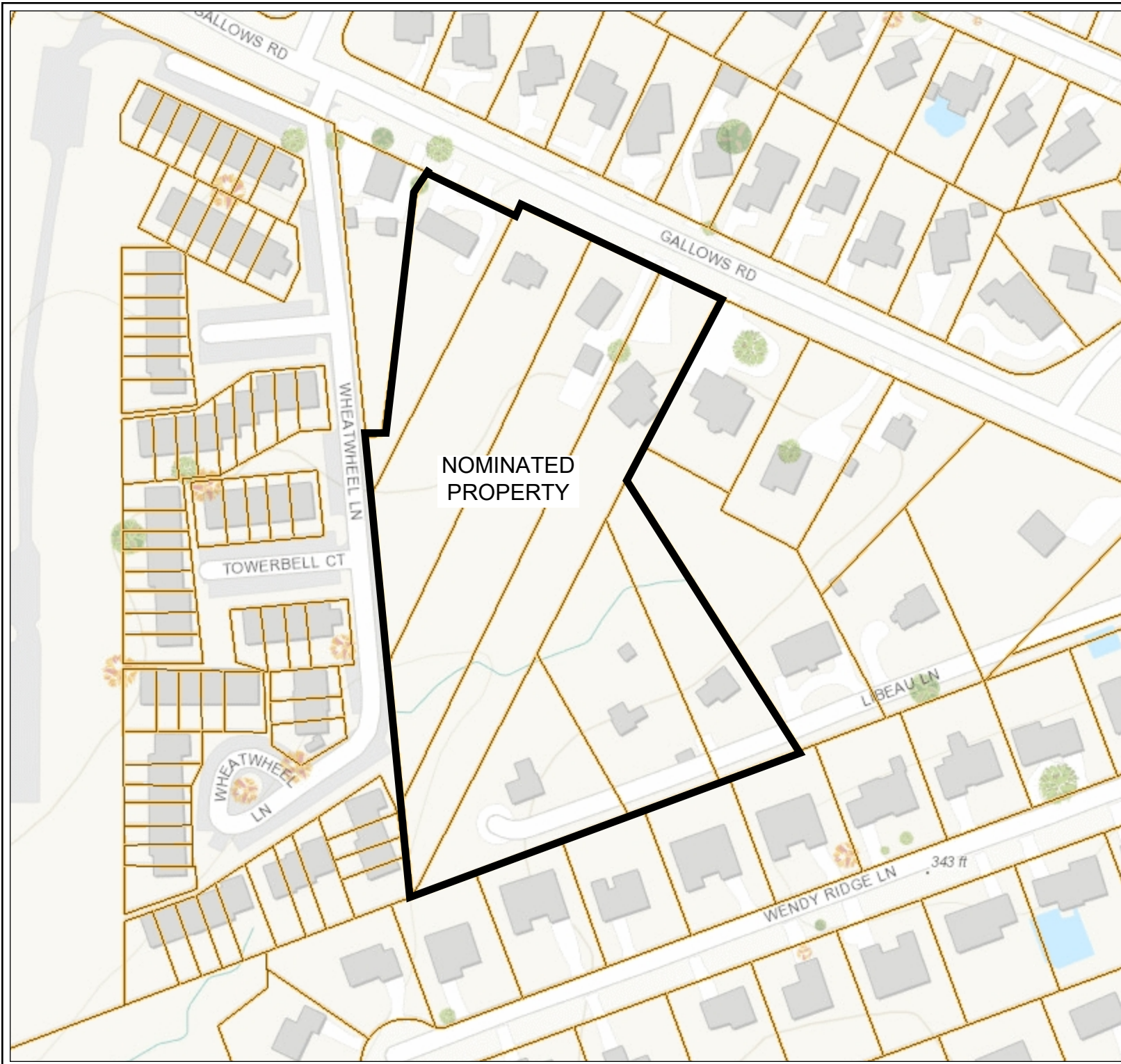
Madison Acquisitions hereby submits a nomination to amend the Comprehensive Plan to permit residential development at a density of between 3-4 dwelling units per acre. Provided this nomination is successful, the Nominator intends to expediently submit a rezoning application for the Property consistent with the amendment. Included as part of this nomination is an Illustrative Concept Plan showing redevelopment of the Property into 20 single family detached homes based on a PDH-4 Zone.

This nomination furthers the land use goal stated for the Holmes Run Planning Sector that states that infill development shall be “of a compatible use, type and intensity and in accordance with the guidance by the Policy Plan under Land Use Objectives 8 and 14.” The Property is surrounded on all sides by residential development and this nomination creates a compatible transition from the more dense townhomes immediately to the west of the Property (planned and built at 5-8 DU/acres) to the less dense single family detached homes immediately to the east and south of the Property (planned and built at 1-2 DU/acre). Across Gallows Road to the north of the Property are single family detached homes planned and built at 2-3 DU/acre. The Nominator believes that the proposed single family detached homes on the Property at 3-4 dwelling units per acre meet the desired compatibility of use, type and intensity stated in the land use recommendation for this planning sector and in accordance with Policy a. of Land Use Objective 8 of the Policy Plan.

Further, the approval of this nomination, and the subsequent rezoning and redevelopment of the Property, is not in conflict with any adopted Comprehensive Plan policy and will advance several goals and objectives of the Comprehensive Plan as follows:

- It will remove four existing driveway curb-cuts that are present along an arterial road (Gallows Road) and replace them with a single point of access serving the proposed development. *(See Policy i. of Land Use Objective 14 of the Policy Plan)*
- By clustering the lots on the Property, redevelopment will create areas for community open space, minimize the impact on environmentally sensitive wetlands that exist on the Property, create a transition from the higher density townhouse development to the west, and create a community of single family detached homes which will be compatible in type and scale to the surrounding homes to the south, east and north of the property. *(See Policies b. and j. of Land Use Objective 14 of the Policy Plan)*

- It will result in additional housing opportunities in an area with a substantial existing and growing employment base thereby reducing the impact on the County's infrastructure and lessening traffic congestion. (See *Policies a. and b. of Land Use Objective 1 of the Policy Plan, and Policy a. of Land Use Objective 4 of the Policy Plan*)
- It will remove three homes that are currently accessed from Libeau Lane, an access road that is unpaved, poorly maintained, narrow, and lacking an appropriate turnaround.

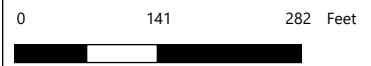


Gallows Road Assemblage



Notes:

This map is intended for reference purposes only. Fairfax County does not provide any guarantee of the accuracy or completeness regarding the map information.



Map produced: 10/27/2022

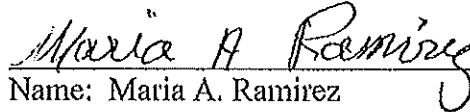


EXHIBIT D
ENDORSEMENT OF COMPREHENSIVE PLAN
AMENDMENT AND REZONING APPLICATION
AND POWER OF ATTORNEY

We, the undersigned owner(s) of Tax Map 59-2 ((1)) Parcel 29-A, located at 3402 Gallows Road, Annandale, Fairfax County, Virginia (the "Property"), hereby consent to and endorse the amendment of the Comprehensive Plan for Fairfax County, Virginia, rezoning application, special exception application and any other related applications to be filed by Madison Acquisitions, LLC, or assigns, to permit amendment of the Comprehensive Plan, rezoning of the property, approval of a special exception or other related development approvals (collectively the "Application").

As owner of the Property, I hereby join in and endorse the application filed by Madison Acquisitions, LLC, or assigns. This endorsement may be attached to the Application and shall be accorded the effect of our executing the Application.

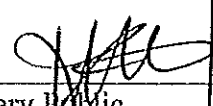
By my signature hereto I further constitute and appoint Madison Acquisitions, LLC as my agent and attorney-in-fact with the power to execute any necessary applications, proffers, agreements, development conditions or other documents which may be required in the processing of the Application and deemed by Madison Acquisitions, LLC to be necessary and proper in connection with the Application. The authority granted herein shall not terminate as a result of any subsequent disability of the owner.


Name: Maria A. Ramirez

State of VA;
County of FAIRFAX; to wit

Subscribed to and sworn to before me this 28th day of June, 2022
by Maria A. Ramirez

My commission expires: 9/30/2023


Notary Public

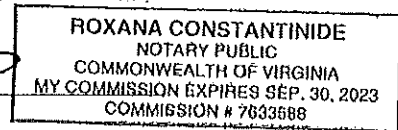
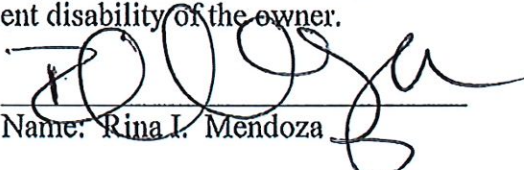


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Name: Rina I. Mendoza

State of Virginia ;
County of Fairfax ; to wit

Subscribed to and sworn to before me this 28 day of June, 2022
by Himagiri Achanta

A. Himagiri
Notary Public

My commission expires: 6/30/2025



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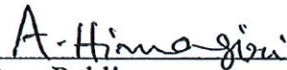
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Name: Robert C. Magana

State of Virginia;
County of Fairfax; to wit

Subscribed to and sworn to before me this 28 day of June, 2022
by A. Himmagioni.


Notary Public

My commission expires: 6/30/2025

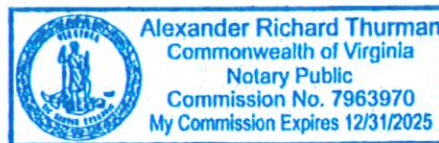


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AND POWER OF ATTORNEY

We, the undersigned owner(s) of Tax Map 59-2 ((1)) Parcel 30, located at 3404 Gallows Road, Annandale, Fairfax County, Virginia (the "Property"), hereby consent to and endorse the amendment of the Comprehensive Plan for Fairfax County, Virginia, rezoning application, special exception application and any other related applications to be filed by Madison Acquisitions, LLC, or assigns, to permit amendment of the Comprehensive Plan, rezoning of the property, approval of a special exception or other related development approvals (collectively the "Application").

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Richard T. Christie
Name: Richard T. Christie

Teresa B. Christie
Name: Teresa B. Christie

State of Virginia ;
County of Fairfax ; to wit

Subscribed to and sworn to before me this 26 day of October, 2022

by ~~Robert John Joseph Seoane III~~
Richard and Teresa Christie

Robert John Joseph Seoane III
Notary Public

My commission expires: 05/31/2026

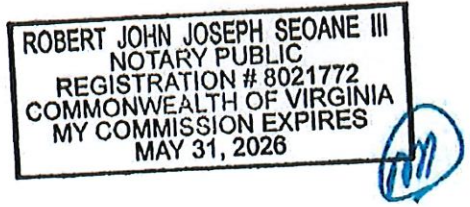
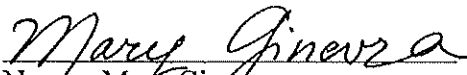


EXHIBIT D
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We, the undersigned owner(s) of Tax Map 59-2 ((1)) Parcel 31, located at 3406 Gallows Road, Annandale, Fairfax County, Virginia (the "Property"), hereby consent to and endorse the amendment of the Comprehensive Plan for Fairfax County, Virginia, rezoning application, special exception application and any other related applications to be filed by Madison Acquisitions, LLC, or assigns, to permit amendment of the Comprehensive Plan, rezoning of the property, approval of a special exception or other related development approvals (collectively the "Application").

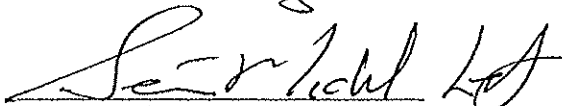
As owner of the Property, I hereby join in and endorse the application filed by Madison Acquisitions, LLC, or assigns. This endorsement may be attached to the Application and shall be accorded the effect of our executing the Application.

By my signature hereto I further constitute and appoint Madison Acquisitions, LLC as my agent and attorney-in-fact with the power to execute any necessary applications, proffers, agreements, development conditions or other documents which may be required in the processing of the Application and deemed by Madison Acquisitions, LLC to be necessary and proper in connection with the Application. The authority granted herein shall not terminate as a result of any subsequent disability of the owner.


Name: Mary Geneva

State of Virginia;
County of Fairfax; to wit

Subscribed to and sworn to before me this 15th day of August, 2022
by Mary Geneva.


Notary Public

My commission expires: 1/31/26




EXHIBIT D
ENDORSEMENT OF COMPREHENSIVE PLAN
AMENDMENT AND REZONING APPLICATION
AND POWER OF ATTORNEY

We, the undersigned owner(s) of Tax Map 59-2 ((1)) Parcel 32, located at 3408 Gallows Road, Annandale, Fairfax County, Virginia (the "Property"), hereby consent to and endorse the amendment of the Comprehensive Plan for Fairfax County, Virginia, rezoning application, special exception application and any other related applications to be filed by Madison Acquisitions, LLC, or assigns, to permit amendment of the Comprehensive Plan, rezoning of the property, approval of a special exception or other related development approvals (collectively the "Application").

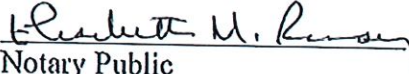
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Name: Cynthia J. Brown

State of VIRGINIA ;
County of PRINCE WILLIAM ; to wit

Subscribed to and sworn to before me this 11th day of August, 2022
by CYNTHIA J. BROWN.


Notary Public

My commission expires: 2/28/25

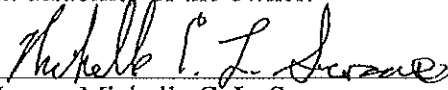
Elisabeth M Ramsey
NOTARY PUBLIC
Commonwealth of Virginia
Reg. # 119236
My Commission Expires 2/28/2025

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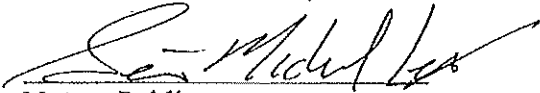
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Name: Michelle C. L. Seoane

State of Virginia ;
County of Fairfax ; to wit

Subscribed to and sworn to before me this 16th day of August, 2022
by Michelle C.L. Seoane.


Notary Public

My commission expires: 1/31/26

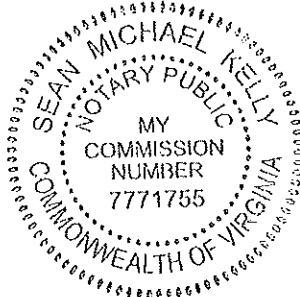


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Name: Eric R. Larsen

State of Virginia _____;
County of Fairfax _____; to wit

Subscribed to and sworn to before me this 13th day of August, 2022
by Eric R. Larsen.


Notary Public

My commission expires: 06/30/2025

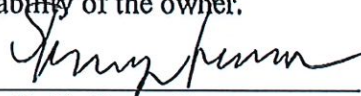


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We, the undersigned owner(s) of Tax Map 59-2 ((1)) Parcel 33, located at 7820 Libeau Lane, Annandale, Fairfax County, Virginia (the "Property"), hereby consent to and endorse the amendment of the Comprehensive Plan for Fairfax County, Virginia, rezoning application, special exception application and any other related applications to be filed by Madison Acquisitions, LLC, or assigns, to permit amendment of the Comprehensive Plan, rezoning of the property, approval of a special exception or other related development approvals (collectively the "Application").

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Name: U. C. Shyam Lama



Name: Sanja D. Lama

State of Virginia ;
County of Fairfax ; to wit

Subscribed to and sworn to before me this 22nd day of June, 2022
by U.C. Shyam Lama & Sanja D. Lama


Notary Public

My commission expires: 1/31/26

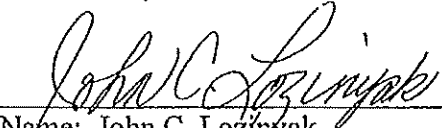


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We, the undersigned owner(s) of Tax Map 59-2 ((1)) Parcels 34 and 35, located at 7816 and 7818 Libeau Lane, Annandale, Fairfax County, Virginia (the "Property"), hereby consent to and endorse the amendment of the Comprehensive Plan for Fairfax County, Virginia, rezoning application, special exception application and any other related applications to be filed by Madison Acquisitions, LLC, or assigns, to permit amendment of the Comprehensive Plan, rezoning of the property, approval of a special exception or other related development approvals (collectively the "Application").

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Name: John C. Lozinyak

State of Virginia _____;
County of Fairfax _____; to wit

Subscribed to and sworn to before me this 8th day of September, 2022
by John C. Lozinyak.


Notary Public

My commission expires: 7/31/23

