



Loudoun County, Virginia

Department of Planning & Zoning

1 Harrison Street, S.E., 3<sup>rd</sup> Floor, P.O. Box 7000, Leesburg, VA 20177-7000

Telephone (703) 777-0246 • Fax (703) 777-0441

March 19, 2020

**RE: SPEX-2020-0006, SHEETZ- BELMONT RIDGE ROAD**

Dear Adjacent Property Owner:

This letter serves to inform you that the above referenced land development application has been officially accepted for processing as of March 19, 2020. You have two options to view the application materials electronically: 1) on a public computer in the Department of Building and Development lobby on the second floor of the Government Center, and 2) from home at [www.loudoun.gov/lola](http://www.loudoun.gov/lola). This link also provides an additional opportunity for public input on active applications.

Please feel free to contact me for any questions regarding the review and processing of this application by email at [Jacqueline.Marsh@loudoun.gov](mailto:Jacqueline.Marsh@loudoun.gov) or phone at 703-771-5490.

Sincerely,

Jacqueline Marsh, AICP  
Project Manager

cc: Michael G. Romeo, AICP, Walsh, Colucci, Lubeley & Walsh, P.C.  
Marchant Schneider, Land Use Review Program Manager, Department of Planning & Zoning

*Attachment on back*

**SPEX-2020-0006**  
**SHEETZ – BELMONT RIDGE ROAD**

**APPLICANT:** Sheetz, Inc.  
John Maxwell  
Engineering & Permit Manager  
5700 6<sup>th</sup> Avenue  
Altoona, PA 16602  
814-946-3611  
[jwmaxwel@sheetz.com](mailto:jwmaxwel@sheetz.com)

**OWNER:** William P. Tillett  
Trustee of the Bill Tillett Revocable Declaration of Trust  
c/o Guy Gravett  
42656 Waxpool Road  
Ashburn, VA 20148  
703-591-7020  
[guy@farmsandacreageinc.com](mailto:guy@farmsandacreageinc.com)

**REPRESENTATIVE(S):** Walsh, Colucci Lubeley & Walsh, P.C.  
Michael G. Romeo, AICP  
1 E. Market Street, Suite 300  
Leesburg, VA 20176  
571-209-5772  
[mromeo@thelandlawyers.com](mailto:mromeo@thelandlawyers.com)

**PROPOSAL:** A **Special Exception (SPEX)** to allow an Automobile Service Station in the Rural Commercial (RC) Zoning District pursuant to Section 2-904(C) of the Revised 1993 Loudoun County Zoning Ordinance.

**LOCATION:** Southeast quadrant of the future intersection of Belmont Ridge road (Route 659) and Black Angus Drive.

**PIN:** 156-36-3643 (portion of)

**CURRENT ZONING:** RC

**SURROUNDING ZONING/LAND USE:**

NORTH	R-1	Institutional
SOUTH	R-1	Vacant
EAST	R-1	Vacant
WEST	PD-H4	Recreational

**ELECTION DISTRICT:** Broad Run