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March 7, 2022

Culpeper County Planning Commission  
302 N Main Street  
Culpeper, Virginia 22701

Dear Commissioners:

I am writing on behalf of the American Battlefield Trust (“the Trust”), a national nonprofit organization with a long history of investing in Culpeper and other communities to protect nationally significant battlefields. To date, the Trust has helped preserve more than 54,000 acres of battlefield land in 24 states, including more than 4,800 acres in historic Culpeper County.

The Trust is writing to express its concern about the proposed rezoning of the Magnolia Equestrian Center property by Marvell Developments, LLC. The purpose of the rezoning is for development of a data center that could be as large as 430,000 square feet.

Spot-zoning this property from agricultural to light industrial is inconsistent with the broader intent of the Culpeper County Comprehensive Plan and its stated goal of preserving agricultural and natural landscapes in this part of the county. Public comment, which molds vital elements of the Comprehensive Plan, clearly supports keeping this area as agricultural, open space. Further, the Comprehensive Plan sets aside other parts of the county more appropriate for light industrial development like data centers.

In addition, the Trust owns historic Hansbrough Ridge, Culpeper County’s only Virginia State Landmark. Hansbrough Ridge played an important role in the June 9, 1863, Battle of Brandy Station, and is considered the largest concentration of untouched Civil War encampment features in the United States. The development of a data center on the parcel in question would most definitely alter the historic landscape and diminish the valuable viewshed.

The citizens of Culpeper County and the Trust have made significant investment in preserving historic landscapes — not just to protect the historic and rural character of Culpeper County, but also to buttress heritage tourism as an important component of the local economy. Spot-

AMERICAN BATTLEFIELD TRUST

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**Letter from the American Battlefield Trust (continued)**

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zoning the property targeted by Marvell Developments, LLC will not only harm important historic resources in the county but also will have a detrimental impact on the tourism potential of the area.

The Commonwealth of Virginia is very close to creating a state park in Culpeper County from the assets that have already been protected by the historic preservation community. The Trust is proud of its role in working with Culpeper County and the Town of Culpeper to make this state park a reality. With this valuable heritage tourism and recreational opportunity poised for approval, now is not the time to consider spot-zoning in the agricultural heart of the county that degrades historic resources as well as the visitor experience.

We respectfully request that the County Board of Supervisors and County Planning Commission reject the spot-zoning proposal by Marvell Developments, LLC.

Sincerely,

A handwritten signature in black ink that reads "David N. Duncan". The signature is written in a cursive, flowing style with a long horizontal line extending from the end of the name.

David N. Duncan, President

cc: John Egertson, County Administrator