

Archived: Wednesday, April 8, 2026 3:32:02 PM
From: [James Van Vranken](#)
Mail received time: Tue, 17 Feb 2026 16:44:09 +0000
Subject: Re: questions for meeting Thursday

Hi Jered,

Eric Keene is the Land Use Administrator and Peter Lynch is his supervisor; I'd suggest writing to them both to explain the meeting and the potential purchase and asking that one of them be there. I'm sure Eric is familiar with the properties, and I'd hope these folks have already reached out to him about tax issues. He should definitely be involved moving forward, given the complexity of their questions.

Best,

James Van Vranken
Conservation Program Planner
Albemarle County

jvanvraken@albemarle.org
(434) 296-5832 ext. 3030
401 McIntire Road, Charlottesville, VA 22902

From: Jered Tate <jtate@albemarle.org>
Sent: Tuesday, February 17, 2026 11:02
To: Francis MacCall <FMACCALL@albemarle.org>; Scott Clark <Sclark@albemarle.org>
Cc: Bart Svoboda <bsvoboda@albemarle.org>; Michael Barnes <mbarnes2@albemarle.org>; James Van Vranken <jvanvraken@albemarle.org>
Subject: FW: questions for meeting Thursday

Good morning, all,

Forwarding this list of questions from JoJo Bucher, the agent for the Mennonite folks. These are the main questions for our meeting this Thursday. Several of these I already know the answer to, but I could use consideration from Zoning on numbers 3 and 4, and input on number 6 from Conservation Planning.

Additionally, they seem very interested in potential tax assessment impacts. Do we have a contact I could invite to this meeting or put these folks in touch with for those answers?

Appreciate your input.

Best,

Jered Tate
Senior Planner I – Planning Division
Albemarle County

jtate@albemarle.org

office - 434-296-5832 ext.3261
401 McIntire Rd, Charlottesville, VA 22902

From: JoJo Bucher <jojo.bucher@cottonwood.com>

Sent: Monday, February 16, 2026 4:52 PM

To: Jered Tate <jtate@albemarle.org>

Subject: questions for meeting thursday

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

1. Is there a representative at the county school system to help out with private school questions?
2. With the current zoning what is requirement for church or a school?
3. Community ag equipment repairs shops? What does that require?
4. Community, farmshop and/or ag related stores for numerous goods,

1. Wood, welding, greenhouse, produce auction, and set up a seed business?
2. If Yes, what does that mean, an engineered building or can they build to their spec?
3. Ag equipment can they repair all equipment in a shop.

1. Zoning

1. Making sure all items are able to be done in agriculture
 - i. Poultry
 - ii. Dairy
 - iii. Beef
 - iv. Crop

1. Tax assessment

1. Understanding land use and making sure nothing slips through the cracks.
2. Difference tax assessment for poultry, cattle, and horses.

1. Repurpose a building

1. How does that work with a tax assessor? Do they come out prior to doing anything or after?

Are you able to get a representation in tax assessment?

Thank you

JoJo (Joseph) Bucher
Cottonwood Commercial
1958 Evelyn Byrd Ave
Harrisonburg, VA 22801
Main: (540) 434-9922
Cell: (540) 383-8545
Visit: www.cottonwood.com

