



Keezletown Community Meeting #2

November 1, 2022



WHAT WE HEARD

MAP

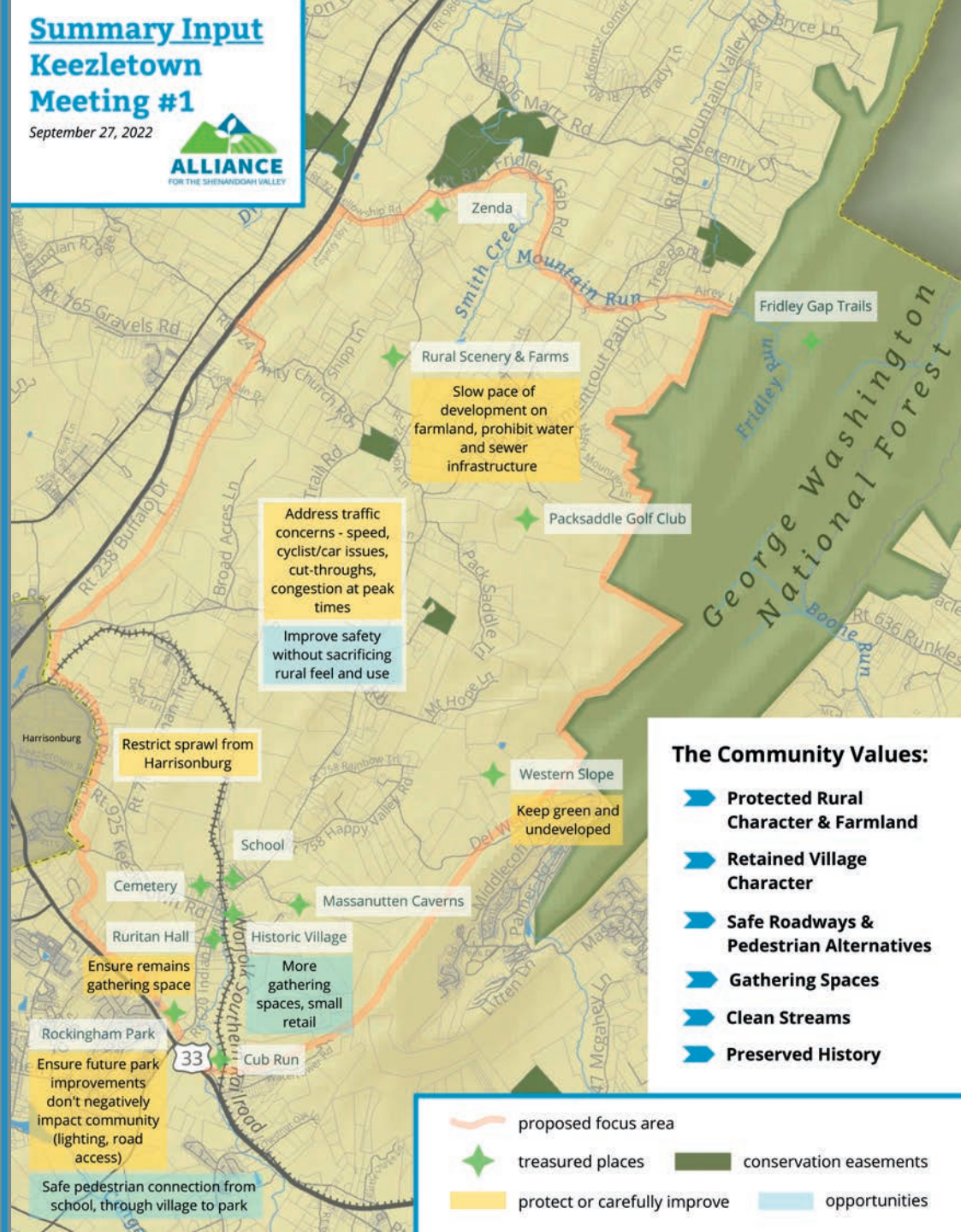
Jeron Baker



Keezletown Community Meeting #2

Summary Input Keezletown Meeting #1

September 27, 2022



Address traffic concerns - speed, cyclist/car issues, cut-throughs, congestion at peak times

Improve safety without sacrificing rural feel and use

Rural Scenery & Farms

Slow pace of development on farmland, prohibit water and sewer infrastructure

Restrict sprawl from Harrisonburg

Ensure future park improvements don't negatively impact community (lighting, road access)

Safe pedestrian connection from school, through village to park

More gathering spaces, small retail

Western Slope

Keep green and undeveloped

- ### The Community Values:
- Protected Rural Character & Farmland
 - Retained Village Character
 - Safe Roadways & Pedestrian Alternatives
 - Gathering Spaces
 - Clean Streams
 - Preserved History

- proposed focus area
- ★ treasured places
- conservation easements
- protect or carefully improve
- opportunities

COMMUNITY VISION

DRAFT

Jeron Baker

In 50 years, Keezletown's landscapes remain open and agricultural and the village retains its historic look and feel. Community members new and old value and work together to preserve the community's rich history and quiet rural character. The pace of life in Keezletown is slow and laidback. Keezletown's natural and scenic assets are protected and outdoor recreation amenities are designed for local enjoyment and to attract like-minded visitors. Residents travel with safety and ease between homes, local parks, working farms, and cherished gathering places in the village.



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WHAT WE HEARD

PRIORITIES

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- ◆ Protect Rural Character
- ◆ Retain Village Character and Importance as Community Center
- ◆ Address Transportation Needs and Opportunities
- ◆ Strengthen Community Connections
- ◆ Protect Local Water Resources, including Cub Run
- ◆ Preserve Historic Sites and Structures



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*CURRENT
CONDITIONS*

GEOGRAPHY

Sara Hollberg



Railroad

Buildings
Close to
Road

Cub Run

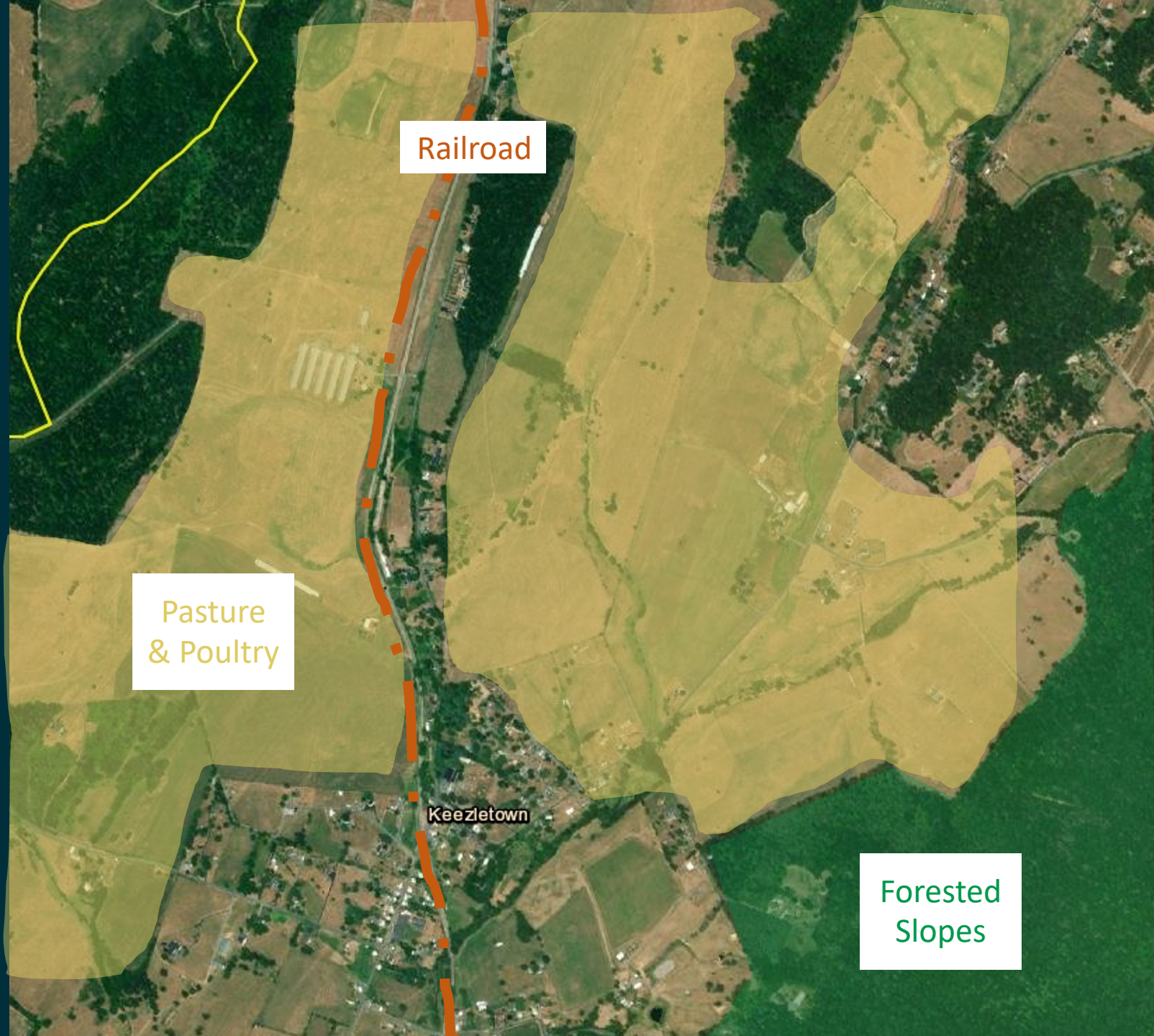


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*CURRENT
CONDITIONS*

GEOGRAPHY

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Railroad

Pasture
& Poultry

Keezletown

Forested
Slopes



ALLIANCE
FOR THE SHENANDOAH VALLEY

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CURRENT CONDITIONS

PARCELIZATION

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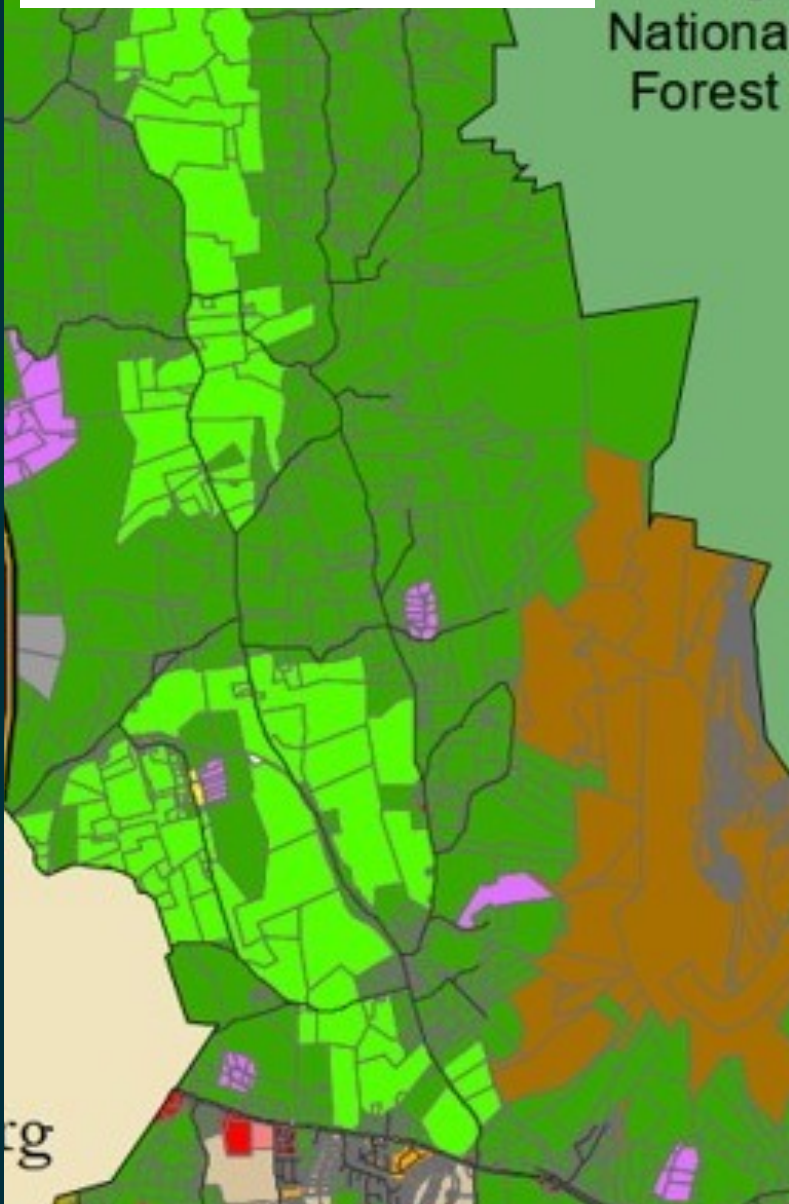
CURRENT CONDITIONS

ZONING & COMP PLAN

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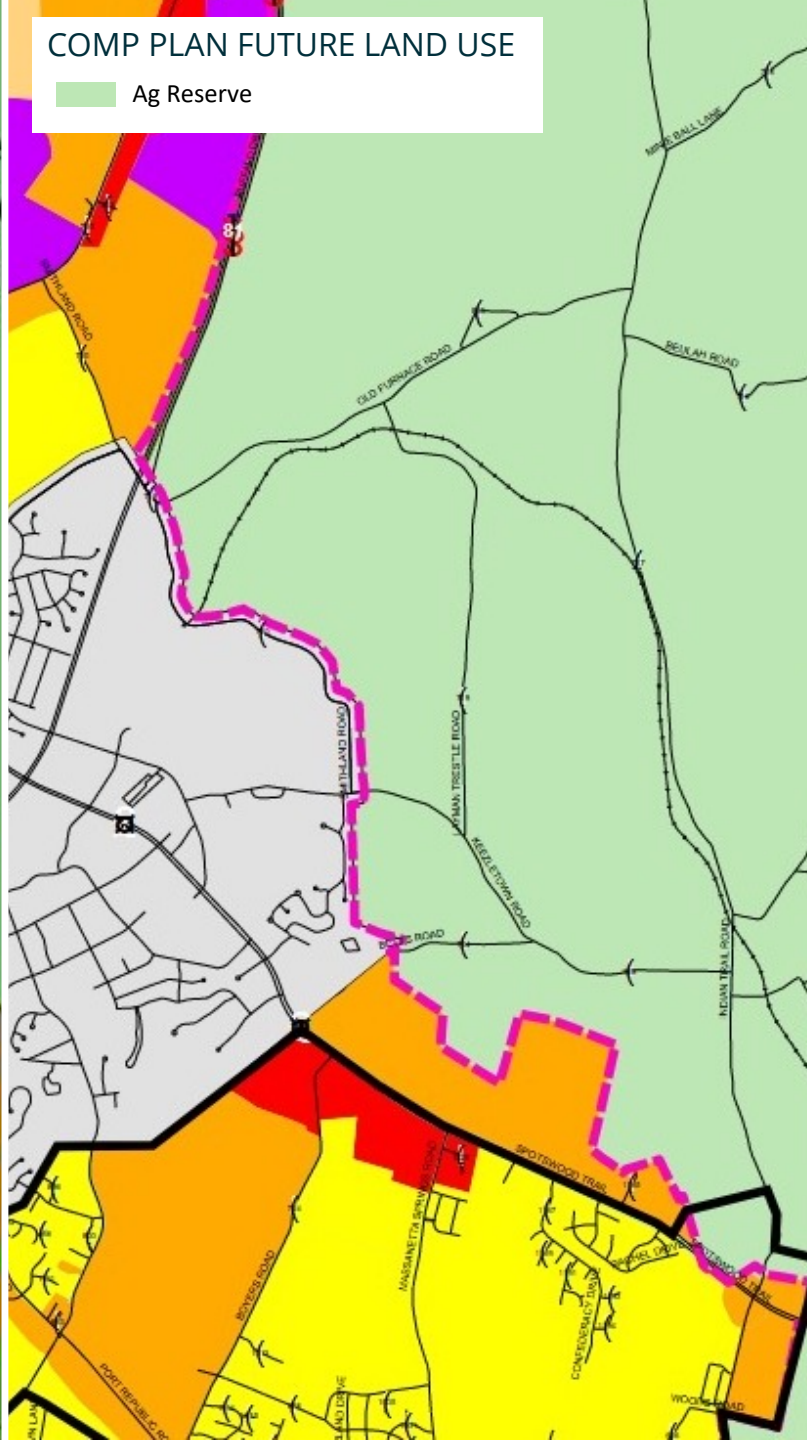
CURRENT ZONING

A1	B1	C1	M2	PCD
A2	B2	M1	MH1	PG
R1	R3	R5	RS1	
R2	R4	RR1	S1	



COMP PLAN FUTURE LAND USE

Ag Reserve

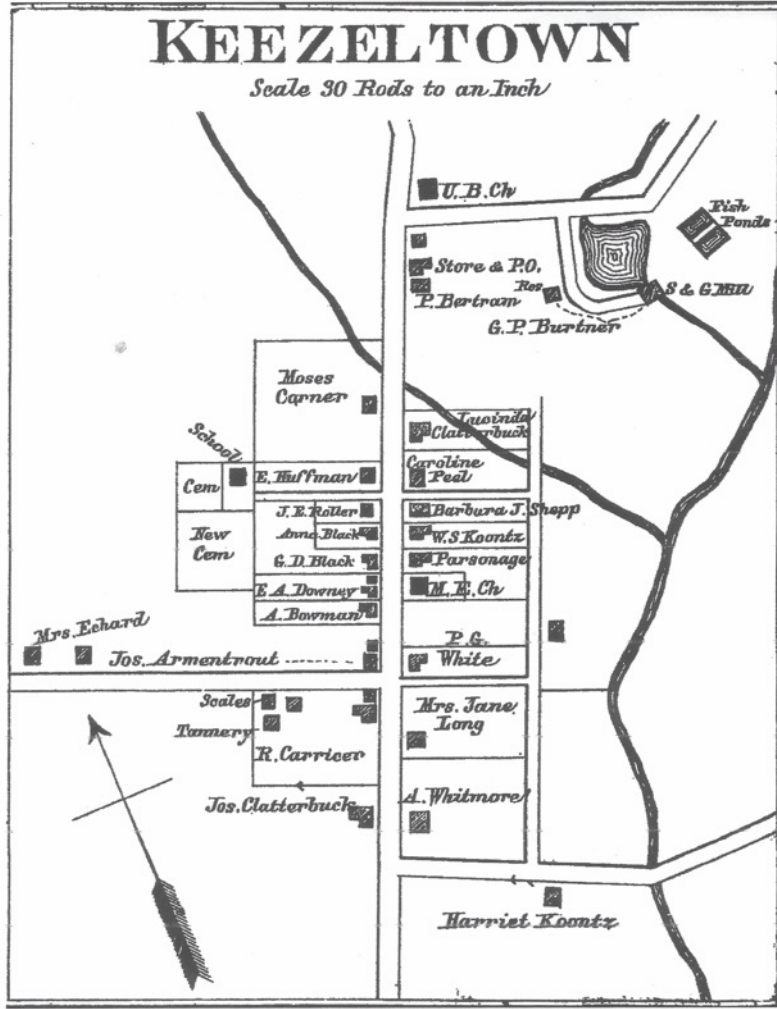


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HISTORIC RESOURCES

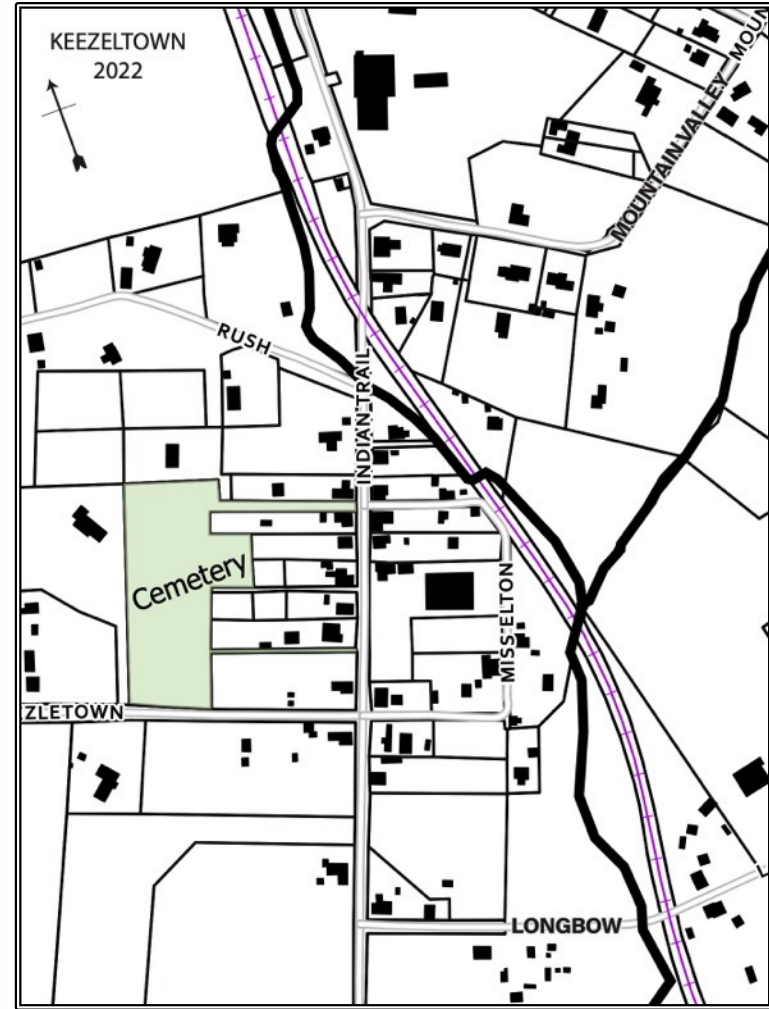
WHAT'S STILL
HERE?

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1885

1885



2022



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*HISTORIC
NATURAL
SCENIC
RESOURCES*

*LEVEL OF
IMPORTANCE?*

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Q: How important to you are the historic features and feel of the Village?

HISTORIC NATURAL SCENIC RESOURCES

LEVEL OF
IMPORTANCE?

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Q: How important to you are the historic features in the rural area, such as old farm buildings and specific historic sites?

*HISTORIC
NATURAL
SCENIC
RESOURCES*

*LEVEL OF
IMPORTANCE?*

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Q: How important to you are the archaeological features and Native American traces in the area?

*HISTORIC
NATURAL
SCENIC
RESOURCES*

*LEVEL OF
IMPORTANCE?*

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Q: How important is local history?

*HISTORIC
NATURAL
SCENIC
RESOURCES*

*LEVEL OF
IMPORTANCE?*

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Q: How important is the protection of natural resources in Keezletown?

**HISTORIC
NATURAL
SCENIC
RESOURCES**

**LEVEL OF
IMPORTANCE?**

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Q: How important is the protection of scenic resources in Keezletown?

DEVELOPMENT PATTERNS

VILLAGE RESIDENTIAL

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DEVELOPMENT PATTERNS

VILLAGE COMMERCIAL

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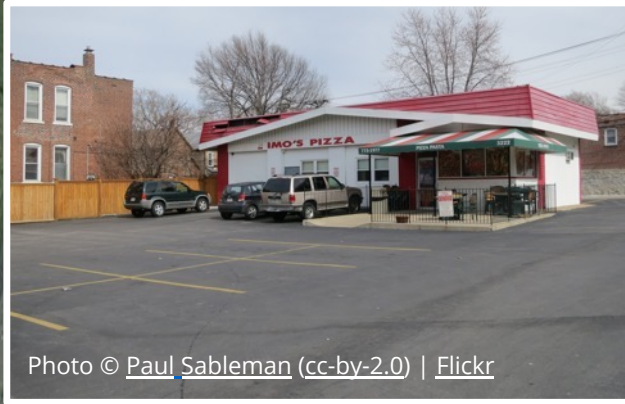


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*DEVELOPMENT
PATTERNS*

RURAL

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*DEVELOPMENT
PATTERNS*

RURAL

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*DEVELOPMENT
PATTERNS*

RURAL

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*DEVELOPMENT
PATTERNS*

RURAL

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**COMPATIBLE
USES**

**CONVENTIONAL
AG**

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*COMPATIBLE
USES*

POULTRY

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**COMPATIBLE
USES**

**NON-
TRADITIONAL AG**

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**COMPATIBLE
USES**

FORESTRY

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**COMPATIBLE
USES**

ROOFTOP SOLAR

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<https://prcno.org/solar-energy-for-historic-buildings/>

*COMPATIBLE
USES*

*AG ROOFTOP
SOLAR*

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COMPATIBLE USES

AG GROUND
MOUNT SOLAR

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**COMPATIBLE
USES**

**UTILITY SCALE
SOLAR**

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**COMPATIBLE
USES**

AGRITOURISM

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timberlyne.com/gallery/commercial/kalahari-event-barn

woodsidedfarmvineyard.com

**COMPATIBLE
USES**

**SHORT-TERM
RENTAL**

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**COMPATIBLE
USES**

**RECREATIONAL
USES**

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COMPATIBLE USES

GATHERING
SPACES

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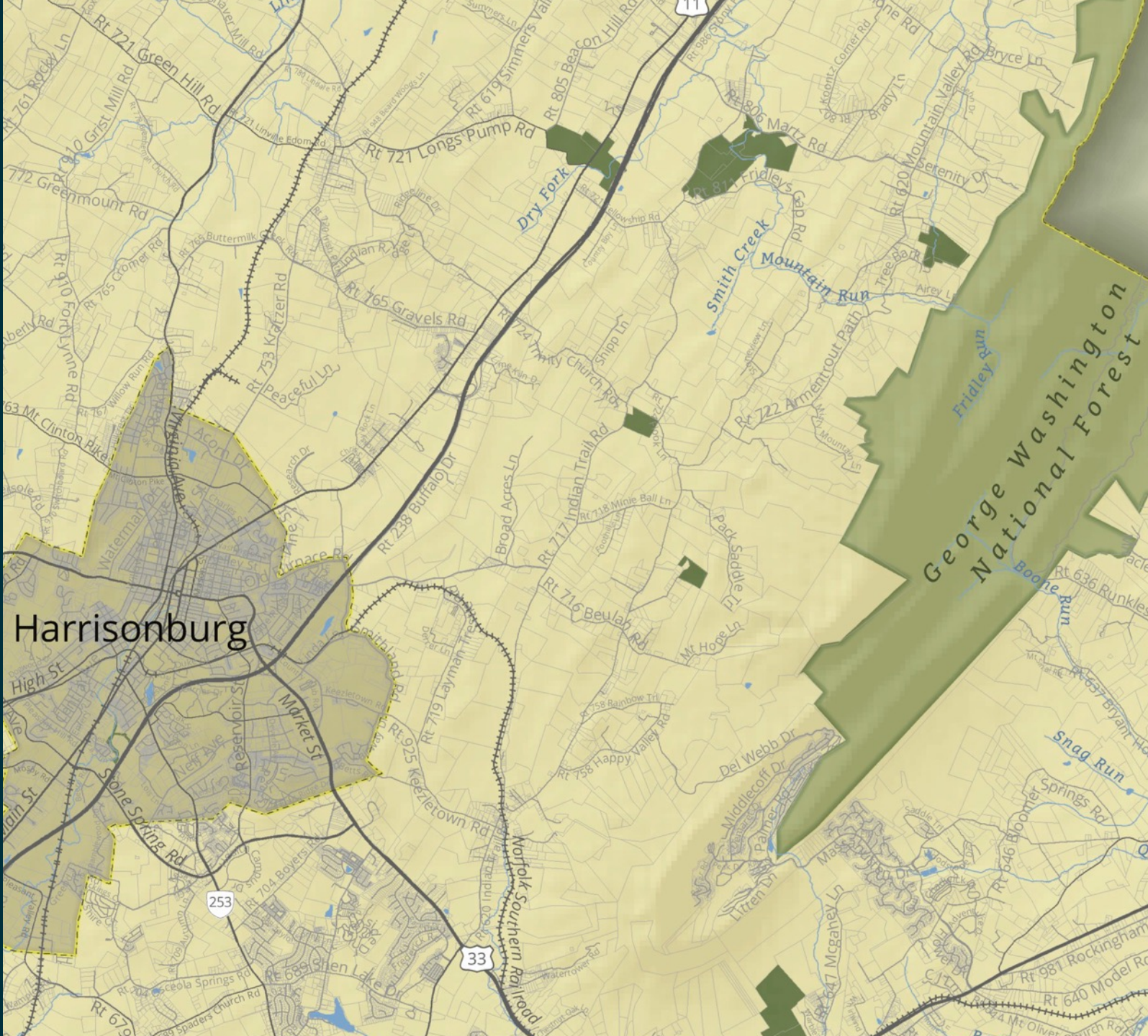
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visitstaugustine.com/restaurant/crucial-coffee

TRANSPORTATION

TROUBLE SPOTS

Kim Sandum



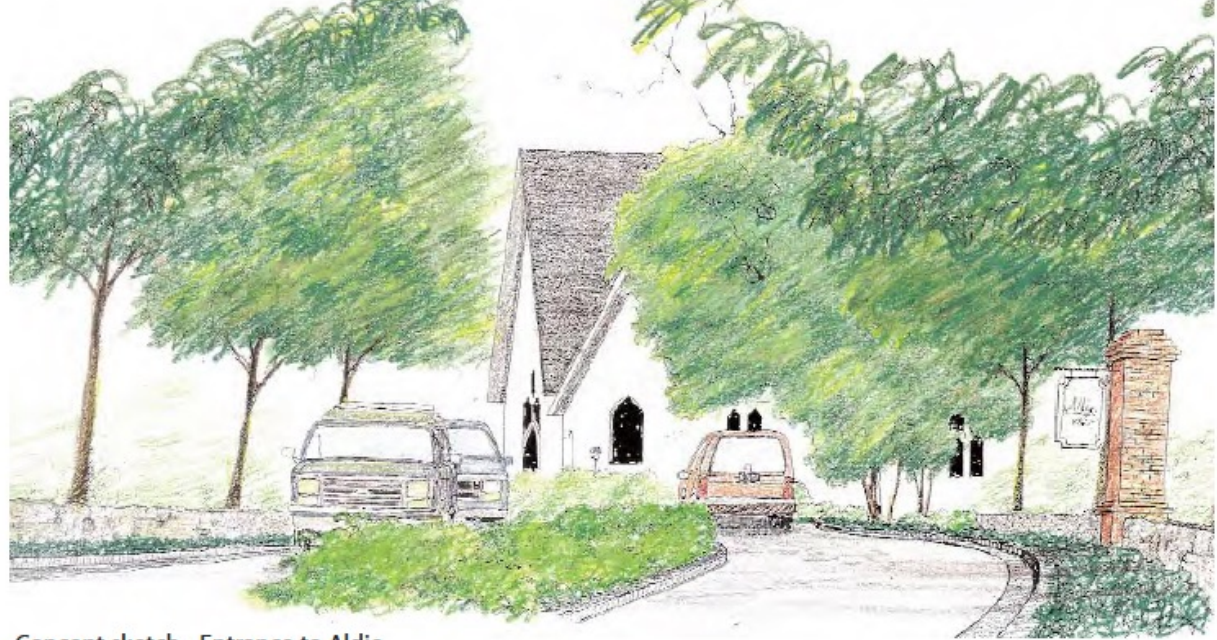
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TRANSPORTATION

GATEWAYS

Kim Sandum



Concept sketch - Entrance to Aldie



Concept sketch - Entrance to Upperville



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TRANSPORTATION

GATEWAYS

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Photo © [David Smith](#) (cc-by-sa/2.0)



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TRANSPORTATION

SHARED-USE PATH

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[tripadvisor.com/Attraction_Review-g54046-d10235239-Reviews-Heritage_Rail_Trail_County_Park-York_Pennsylvania.html](https://www.tripadvisor.com/Attraction_Review-g54046-d10235239-Reviews-Heritage_Rail_Trail_County_Park-York_Pennsylvania.html)

Thank you!

Mountain Vly Rd

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TRANSPORTATION

RURAL TRAFFIC CALMING

Kim Sandum



Photo by Hugh Kenny



Richard Drdul, [CC BY-SA 2.0](https://commons.wikimedia.org/wiki/File:Roundabout_in_South_Carolina.jpg), via Wikimedia Commons



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<https://ruralsafetycenter.org/sept-19-23-is-national-roundabouts-week/> National Center for Rural Road Safety



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Photo by Malcolm Street, *Slow Road*



Photo from *Speed Management Toolbox for Rural Communities* by Midwest Transportation Consortium



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RURAL TRAFFIC CALMING

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