

COUNTY OF YORK

MEMORANDUM

DATE: November 26, 2024

TO: York County Board of Supervisors

FROM: Mark L. Bellamy, County Administrator 

SUBJECT: Parking Restrictions for Large Commercial, Recreational and Passenger-Carrying Vehicles – Reserve Way (Route 1023)

Section 15-48 of the York County Code identifies numerous subdivisions and streets in the County where large commercial, passenger-carrying, and recreational vehicle parking is prohibited. Attached are letters from the Reserve Master Association and the Reserve Commercial Association requesting that Reserve Way (Route 1023), within the Reserve at Williamsburg, be added to the list of areas where commercial parking is prohibited. Reserve Way, which is shown on the attached map, is a public street within the Secondary System of Highways maintained by the Virginia Department of Transportation (VDOT), and is subject to VDOT design and regulatory standards. Within the Reserve at Williamsburg development, the only public street is Reserve Way, and the remaining streets are private and are subject to property owners association parking restrictions.

The procedures for considering the establishment of these commercial parking restrictions are laid out in Section 15-48(c)(4) of the County Code, which states that the determination of streets and areas to be subject to such parking restrictions shall be based on characteristics including, but not necessarily limited to:

- Location within a residential zoning classification or within a designated business, office or industrial park or other commercial/industrial area with special character or features that could be adversely impacted by on-street parking of large vehicles;

Comment: The Reserve at Williamsburg is a 69.05-acre Planned Development, which currently contains an unoccupied assisted living and memory care facility in the commercial element, and the residential element contains a clubhouse, the Verena age-restricted independent living apartment complex, the Whitworth apartments, and single-family detached homes and townhomes. All of these directly abut Reserve Way. Reserve Way is essentially the "spine" of the overall Planned Development.

- Density of development, with primary focus on residential subdivisions with a typical lot size of one (1) acre or less;

Comment: The Reserve at Williamsburg was developed as a Planned Development and contains a variety of residential densities and housing types. For purposes of these density calculations, the assisted living & memory care facility that is in the commercial element was included since it contains residents. The apartments and two age-restricted developments, combined, average about 16.67 dwelling units per gross acre. Within the single-family element of the Reserve, the average single-

family detached residential lot is 0.19-acres in size and the average single family townhome lot is 0.094-acres in size. The discussion regarding density is nuanced in this case. Reserve Way is the only public right of way in the entire Planned Development, and is not necessarily contained entirely within a single type of residential development. While it is a lower-volume street, it serves as access to the adjacent developments.

- Predominant lot width and street frontage characteristics, with primary focus on subdivision settings where typical lot widths are 150 feet or less;

Comment: As noted above, Reserve Way serves as the access to the various residential and commercial elements of the Reserve. The multifamily and senior housing parcels have fairly extensive frontage along Reserve Way averaging 580-feet along Reserve Way, which is not atypical given the access configuration of these developments. None of the townhomes or single-family homes have direct frontage on Reserve Way, and both single-family developments are served by private streets maintained by the Reserve Master Association.

- Location-specific safety issues including, but not limited to, traffic volumes, street surface width, sight distance, and use characteristics, as well as documentation or determination of inappropriate parking of classified vehicles or the potential for such parking to occur.

Comment: Reserve Way was designed and constructed to meet the VDOT standard width to accommodate on-street parking. Beginning at its intersection with Mooretown Road, Reserve Way is a curb-and-gutter street with 48-feet of pavement split by a ~10-foot wide median. About 735-feet east of the Verena senior living apartments, the street width narrows to 36-feet. From Gaston Lane/Caroline Circle to the termination of the street, Reserve Way further narrows to 27-feet (see attached map). Until the intersection with Gaston Lane/Caroline Circle, Reserve Way exceeds the narrowest VDOT standard width (29-feet) for streets with parking on both sides. However, past Gaston Lane/Caroline Circle the street is narrower than the standard width by 2 feet. Street parking is currently only prohibited adjacent to the common area on the south side of Reserve Way from Christopher Lane to Gaston Lane/Caroline Circle.

The request letters from the owners' associations state that commercial and recreational vehicles parked on Reserve Way present a safety hazard by restricting two-way traffic and sight lines at driveways and intersections. An analysis of the conditions of the street in regard to these statements has been made.

About half the length of Reserve Way exceeds the minimum VDOT standard pavement width by seven feet, which does not produce a compelling argument for restricting commercial parking on both sides of the street. However, commercial and recreational vehicles are larger than passenger vehicles, and the Board has approved commercial parking prohibitions on other streets with widths of 29-feet or more in consideration of this fact. Site visits were done the week of November 4th, 2024 to document traffic and on-street parking conditions. Attached to this memo

are photos documenting on-street parking of several automobiles and one commercial vehicle along Reserve Way on two separate occasions. During site visits, a single semi-truck (with the trailer occasionally attached) was parked on the south side of Reserve Way where the street pavement is 36-feet wide, adjacent to the clubhouse and across from the Whitworth apartments. Also adjacent to the apartments were numerous automobiles parked on the north side of the street – presumably the resident’s vehicles. Additionally, automobiles were parked on the north side of Reserve Way adjacent to the townhome development and within the cul-de-sac. In 2022, the Reserve Master Association explored installing No-Parking signs within the cul-de-sac at the end of Reserve Way, however the association manager has indicated they are not pursuing that particular restriction at this time.

Section 15-48(c)(4)(b) of the County Code states that following a preliminary review and consideration of these criteria, the Board will determine if the request merits advertisement for public hearing and formal consideration. The request to prohibit commercial vehicle parking for the entirety of Reserve Way does not fully meet the criteria set forth in the County Code. Only a single large commercial vehicle (the semi-truck) was observed parked on Reserve Way, and the concerns raised by the owners’ associations about traffic safety and sight distance seem to stem from instances when the semi-truck parks on the south side of the street. The physical and traffic conditions of Reserve Way do not warrant the establishment of large commercial parking restrictions on both sides of the street, and VDOT officials have examined the request and have determined that the pavement is wide enough to accommodate large commercial parking at least on one (1) side of the street. A proliferation of parked large commercial, recreational, or passenger-carrying vehicles on Reserve Way was not observed and this appears to be an issue with a single large commercial vehicle, which the Association has indicated the owner/operator of that particular vehicle is a resident of the Whitworth apartments. The apartments’ parking lot does not have space to accommodate a large commercial vehicle, leaving its owner few parking locations. The apartment manager indicated that while the semi-truck owner attempts to park on the north side of Reserve Way, they sometimes must park on the south side of the street due to the number of passenger vehicles parked on the north side of the street, which can cause the travel lane to become restricted (as was noted during site visits). One solution is to consider prohibiting large commercial vehicle parking on just the south side of the Reserve Way. However, there is not prior precedent for this in the County code in relation to commercial vehicle parking restrictions as the Board have mostly applied them to entire residential subdivisions or industrial/business parks. Given this issue seems to stem from a single large commercial vehicle, other more practical solutions might be explored jointly between the owners association, the apartment management, and the individual who owns the semi-truck, in lieu of potentially unnecessary regulatory action. Therefore, I do not recommend consideration of this no parking request at this time. However, if the Board wishes to formally consider this request at a public hearing, the Board may authorize this issue to be advertised for public hearing at an upcoming meeting. Please let me know by the December 17 meeting (or sooner) whether it is acceptable to advertise and place the proposal on the January 21 agenda.

I will await your direction.

Aubut/3495

York County Board of Supervisors

November 26, 2024

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Attachments:

- Letter from the Reserve Commercial Association
- Letter from the Reserve Master Association
- Map of Reserve Way
- Pictures from site visits

The Reserve Commercial Association, Inc.
PO Box 5010
Williamsburg, VA 23188
757-565-6200

York County Board of Supervisors
P.O. Box 532
Yorktown, VA 23690

October 10, 2024

Attention: Mark L. Bellamy, Jr., County Administrator

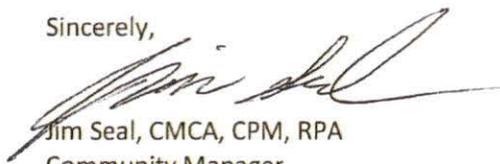
Dear Mr. Bellamy:

On behalf of the residents of Reserve Commercial Association, Inc. at Williamsburg (herein The RCA) subdivision/association, we would like to request that the Board of Supervisors add Reserve Way to the list of streets covered by the Commercial, Passenger Carrying and Recreational Vehicle No Parking restrictions set forth in section 15-48(c) of the York County Code. The streets in The Reserve are not capable of safely accommodating large vehicle parking and such activity is incompatible with the residential character of our community.

Reserve Way is a residential street that intersects Mooretown Rd. and is the only street that provides access to The Reserve as well as Verena at the Reserve and the Whitworth Apartments. Currently, there is no restriction to street parking on either side of Reserve Way, other than a small no parking section by a common area. When vehicles such as those included in section 15-48(c) of the York County Code park on both sides of the street, the street becomes too narrow for two-way traffic. When these vehicles are parked close to the community entrances and intersections, they restrict visibility for drivers turning onto Reserve Way. In addition, the only school bus stop for The Reserve and Whitworth apartments is located at the intersection of Reserve Way and Christopher Ln and good visibility is critical for the safety of children in these communities.

Thank you for considering our request. If there are any questions, please don't hesitate to contact me.

Sincerely,



Jim Seal, CMCA, CPM, RPA
Community Manager
Town Management
(757) 565-6200
jim@townmanagement.net

RECEIVED
York County

OCT 21 2024

Planning
Division

Reserve Master Association, Inc.
100 Christopher Lane
Williamsburg, VA 23185

York County Board of Supervisors
P.O. Box 532
Yorktown, VA 23690

September 30, 2024

Attention: Mark L. Bellamy, Jr., County Administrator

Dear Mr. Bellamy:

On behalf of the residents of Reserve Master Association, Inc. at Williamsburg (herein The Reserve) subdivision/association, we would like to request that the Board of Supervisors add Reserve Way to the list of streets covered by the Commercial, Passenger Carrying and Recreational Vehicle No Parking restrictions set forth in section 15-48(c) of the York County Code. The streets in The Reserve are not capable of safely accommodating large vehicle parking and such activity is incompatible with the residential character of our community.

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Jim Seal, CMCA, CPM, RPA
Community Manager
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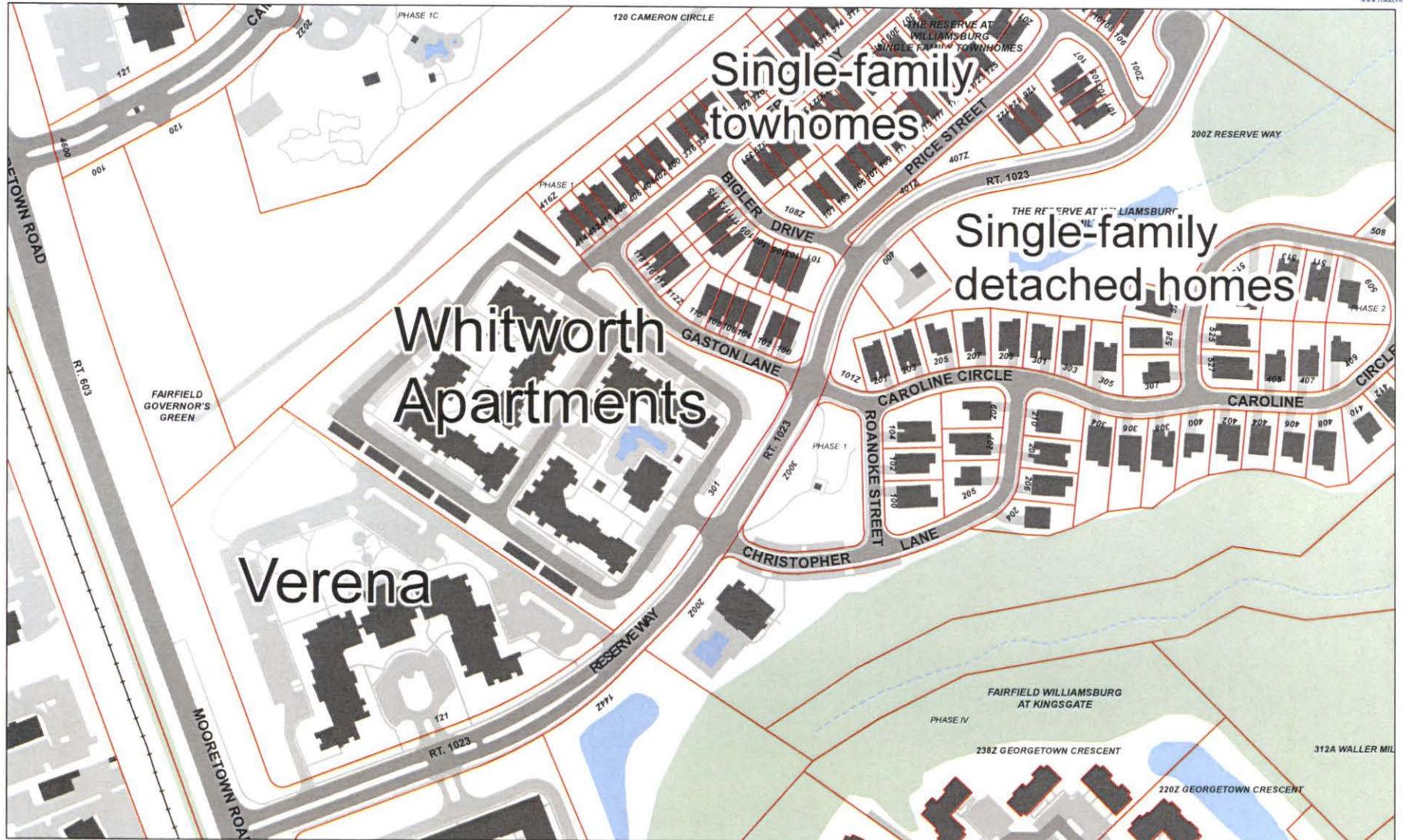


Gerald P. Dagostino
President, Reserve Master Association, Inc.

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OCT 25 2024
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Division



Reserve Way



Reserve Way Waterworks Disclaimer
 This drawing is neither a legal recorded map, nor a survey, and it is not intended to be used as such. The information displayed is a compilation of records, information, and data obtained from various sources, including the City of Newport News, which is not responsible for its accuracy or timeliness.

THIS IS NOT A LEGAL PLAT.
 This map should be used for information purposes. It is not suitable for detailed site planning.





