

COUNTY OF YORK

MEMORANDUM

DATE: July 8, 2025

TO: York County Board of Supervisors

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

SUBJECT: Parking Restrictions for Large Commercial, Recreational and Passenger-Carrying Vehicles – Willow Lakes

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 is a letter from the Willow Lakes Homeowners Association requesting that the streets within Willow Lakes be added to the list of areas where commercial parking is prohibited. Willow Lakes, which is shown on the attached map, is a residential subdivision containing public streets within the Secondary System of Highways maintained by the Virginia Department of Transportation (VDOT) and is subject to VDOT design and regulatory standards.

The procedures for considering the establishment of commercial parking restrictions within Willow Lakes 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, 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: Willow Lakes is an approximately 66.1-acre Planned Development containing 248 single-family detached homes and duplexes. The development contains only residential buildings, but due to the density of the development, on-street parking of large vehicles could impact two-way traffic and visibility.

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

Comment: Willow Lakes was developed as a Planned Development and contains single-family detached homes and duplexes. Within the subdivision, the average lot size ranges from 0.08 to 0.17 acre, with approximately 3.75 homes per acre. Due to its density, Willow Lakes has a higher volume of residential vehicle traffic and increased incidences of on-street parking of passenger vehicles and some commercial/recreational vehicles.

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

Comment: The lots within Willow Lakes have frontage along public roads, and most of the lots have widths ranging from 35 feet to 50 feet, which is typical for this type of development.

- 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: The roads within Willow Lake were designed and constructed to meet the VDOT standard width to accommodate on-street parking. The streets are lined with sidewalks on both sides, which prevents drivers from pulling slightly onto their yard when parking on the street. The pavement width of the streets within Willow Lakes ranges from about 33 to 39 feet and exceeds the narrowest VDOT standard pavement width (29 feet) for curb and gutter streets with parking on both sides.

The request letter from the owners' association states that commercial and recreational vehicles parked in Willow Lakes present a safety hazard by impeding the flow of traffic, making it hard to see oncoming traffic and taking up valuable on-street parking areas for residents' passenger vehicles. An analysis of the conditions of the streets in regard to these statements has been made.

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 conducted the week of June 13th, 2025, to document traffic and on-street parking conditions within Willow Lakes. Attached to this memo are photos documenting on-street parking of three large commercial, passenger carrying, and/or recreational vehicles within the development. During the site visit, there was also a high amount of passenger vehicles parked on the streets. The largest impact of commercial vehicles was seen in cul-de-sacs, where, as seen in the image attached, a parked commercial vehicle impacted the ability for two vehicles to pass at the same time. This issue was also observed in areas with a high volume of passenger vehicles parked on the street.

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 Willow Lakes meets the criteria set forth in the County Code. Various commercial vehicles were observed parked in Willow Lakes, and the concerns raised by the owners' associations about traffic safety and sight distance seem to stem from instances when similar commercial vehicles are parked on the street. The physical and traffic conditions of Willow Lakes warrant the establishment of large commercial, passenger carrying, and recreational vehicle parking restrictions. The high volume of passenger vehicles parking on-street, along with large commercial, recreational, or passenger-carrying vehicles in Willow Lakes, creates concerns regarding traffic safety and sight distance issues. The driveways on the residential lots have space to accommo-

date larger commercial vehicles; in the attached image, an example of a large passenger-carrying vehicle can be seen parked in a driveway. Therefore, due to the considerations and conclusions noted herein, I recommend that the Board consider this parking restriction request. If the Board wishes to formally consider this request at a public hearing, the Board may authorize this issue to be advertised for a public hearing at an upcoming meeting. Please let me know by August 15th (or sooner) whether it is acceptable to advertise and place the proposal on the September 16th meeting agenda.

I will await your direction.

Meadows/3496

Attachments:

- Letter from the Willow Lakes Homeowners Association
- Map of Willow Lakes
- Pictures from site visits

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

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

Dear Mr. Bellamy:

On behalf of the residents of Willow Lakes subdivision, we would like to request that the Board of Supervisors add the following streets 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 Willow Lakes are not capable of safely accommodating large vehicle parking and such activity is incompatible with the residential character of our community.

Street Names: Holmes Boulevard, Dorothy Drive, Rollins Way, Trevor Trace, Kevin Court, Alice Court, Kristin Court, Karley Place

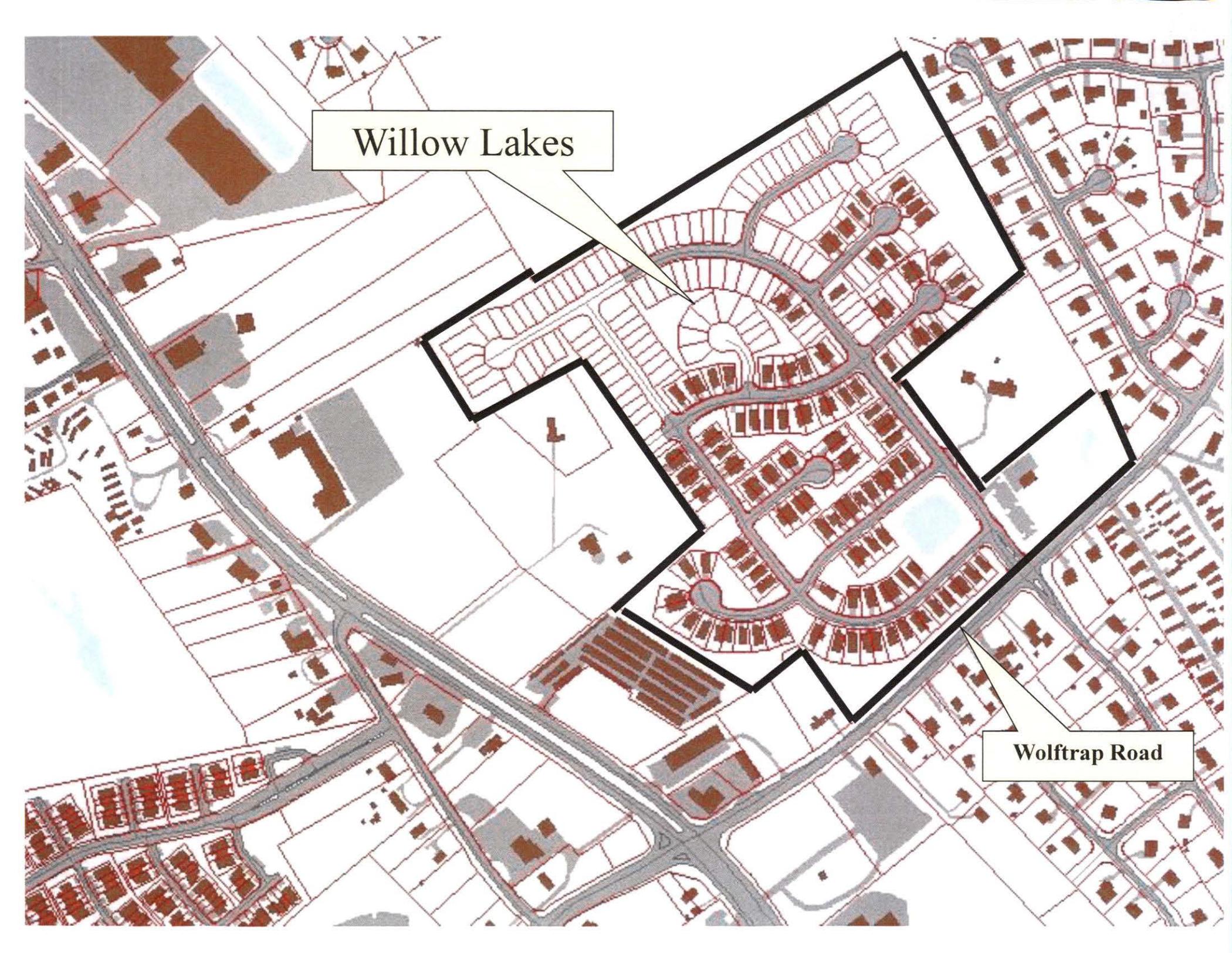
Large or oversize vehicles impede the flow of traffic and make it hard to see around them for oncoming traffic. They also take up valuable parking areas for residential vehicles.

Thank you for considering our request. If there are questions, please don't hesitate to contact Sue Fisher at 757-621-3705 or Elizabeth Thomann at Chesapeake Bay Management Company, 757-534-7751.

Sincerely,

Sue Fisher

Homeowners Association President



Willow Lakes

Wolftrap Road

