Executive Summary

Lackey, Virginia has undergone drastic changes over the past 10 years. The population as well as the number of housing units in this area has grown considerably. The population is projected to continue upward. It will increase at the same rate—going forward into the future. This will place increased pressure on the availability of housing and land in Lackey. Housing prices are increasing and are driving the taxes up for longtime residents. Many of the older housing units are in some state of disrepair and need to be rehabilitated. The deteriorated condition is problematic because residents may be forced to leave their homes for health and safety reasons. Residents are concerned that they may be forced out because of the increased cost of taxes and will have to accept less for their property due to its state of disrepair. In turn the cost of comparable housing units will exceed the profit derived from the sale of their home.

New homes are being built in close proximity to the older, existing homes creating both positive and negative consequences for the community. The new homes are increasing the property value of the surrounding homes and in some instances are taking the place of blighted residences. These new homes stand out from the older residences in that they are larger and typically two stories tall creating a disconnect with the surrounding homes.

Currently economic development within the community is limited, as Lackey is primarily residential. The northern end of Old Williamsburg Road is the site of Lackey’s commercial district which serves the community.

York County’s Comprehensive Plan: Charting the Course to 2025, maps out 5 land uses within the Lackey community. These are general business, military, high density residential, medium density residential, and conservation. The primary land uses are medium and high density residential.

Lackey has several assets that make it a desirable place to live. The area is characterized by low density rural housing developments that give the community a secluded feel. Large acreage is owned by the federal government and will be protected from development in the future which will help to protect the rural feel of the community. Charles Brown Park is a regional park serving the surrounding area. The Lackey Free Clinic provides free healthcare services to impoverished people within the region. The area has excellent schools and has access to many daycare providers. The area boasts a 0% crime rate for the past three years.

The area’s liabilities include its rapid growth, increasing real estate tax assessments, the trend of new higher income housing units replacing affordable units, and the dilapidated condition of many of the older housing units.

This plan’s vision for Lackey is a rural, residential community with an abundance of affordable housing options and a blending of the old and new developments into a cohesive community. A commercial corridor exists at the northern end of Old Williamsburg Road and is connected with sidewalks and street trees to high density muti-
family and single family developments. The remainder of Lackey is characterized by medium density housing developments that are affordable to households with incomes below 80% of the area medium.

The goals for the community are that: housing options exist in Lackey for low- and moderate-income persons, community services are available to residents, commercial land uses along Old Williamsburg Road provide convenience services for Lackey residents, and the streetscape along Old Williamsburg Road provides a pedestrian friendly environment.

Tax incentives will be offered to new businesses who locate in Lackey to encourage economic development and increased services for the community.

The industrial property adjacent to Charles Brown Park will be acquired by York County for expansion of the park. This will provide additional space for playing fields while removing the blighting influence of the open air junkyard previously located on the property.

The plan for Lackey includes the rezoning of most of the land to medium density residential with a small area reserved for high density residential and one area zoned for multi-family residential. The multi-family area will be developed as a duplex development by a non-profit agency in partnership with the county. Adjacent to this property will be a single family duplex development. Both of these will be targeted towards low- and moderate-income households. A new single family development will be constructed at the eastern end of Baptist Road which will also be targeted towards low- and moderate-income households. While not specifically targeted in this plan, higher income household living within this community will benefit along with lower income households through increased property values and greater access to services.