

Northumberland County



End of the Year Report 2005

*Submitted by:
The Office of Building & Zoning*
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ANNUAL REPORT OF THE NORTHUMBERLAND COUNTY PLANNING COMMISSION 2005

This report is submitted as required by Title 15.2, Chapter 22, Section 2221 of the Code of Virginia, which requires an annual report submitted to the Governing Body concerning the operation of the Planning Commission and the status of planning within Northumberland County. This report will also include other items to aid in decision making for the year 2006.

During the past year, the Northumberland County Planning Commission held eleven (11) regular meetings. The amendments and the rezonings the Commission considered are as follows:

AMENDMENTS

- 1) Amendment to Chapter 128 Subdivision of Land. The proposed amendments are required by the Virginia Department of Transportation to remain eligible for rural addition funds under section 33.1-72.1, Code of Virginia. These changes will eliminate the exempted divisions of land within section 128-4 “Definitions and word usage” as well as to make necessary amendments to correspond to state law.
- 2) An amendment to the Northumberland County Zoning Ordinance Chapter 148 Article , Section 148-3, Definitions and word usage; to add the definition of “cargo container storage” as follows:
Cargo container storage: Shipping container, with or without the wheels, to be used for private storage. (Does not include temporary contractor storage on construction sites.)
- 3) An amendment to the Northumberland County Zoning Ordinance Chapter 148 Article III, Section 148-18 B; and Article VIII, Section 148-74 B; Conditional Uses in Agriculture District (A-1), and Industrial Light District (M-1) respectively: to add “cargo container storage”.
- 4) Possible conditions are as follows:
 1. Cargo containers shall conform to existing accessory structure setback requirements as described in the Northumberland County Zoning Ordinance for the Agriculture (A-1) and Industrial Light (M-1) zoning districts.
 2. Screening shall be site specific. Screening options may include but are not limited to natural screening (ex. vegetative buffers or the contour of the land), fencing, and the use of other buildings.
 3. Cargo containers may be required to be painted to blend with surrounding structures.

4. The number of cargo containers allowed on a particular parcel should be site specific. The use of the container and the size of the parcel should be reviewed in determining the number to be placed on the property.
5. The cargo containers shall not be stacked.

REZONING

- 1) Request by James L. Dunn of Deep Water Marina, LLC, owner, for a change in zoning district classification to rezone Tax Map Parcel #36A-(1)-67 from Business (B-1) to Residential Waterfront (R-2), in order to construct fourteen (14) condominium units instead of the previously requested hotel/marina. The aforesaid tax map parcel is located on Rt. 200 at 104 Glebe Point Lane. Parcel #36A-(1)-67 is in the Fairfields Magisterial District containing 1.2 acres. The density of this project would be .085 acres per condominium unit.
- 2) Request by Raymond L. & Carolyn A. Haynie, owners, and Lawrence E. Moore, applicant, for a change in zoning district classification to rezone Tax Map Parcels #27-(1)-238A, 27-(1)-239, 27-(1)-239A, and 27-(1)-240 from Residential General (R-1) to Business (B-1), in order to establish retail businesses. The aforesaid tax map parcel is located on Rt. 200 at 596 and 610 Jessie Dupont Mem. Highway. Parcels #27-(1)-238A, 27-(1)-239, 27-(1)-239A, and 27-(1)-240 are located in the Fairfields Magisterial District containing approximately 2.4 acres.
- 3) Request by Chester D. Williamson, President of Eagle River Construction of Kinsale Inc., applicant, for a change in zoning district classification to rezone Tax Map Parcels #8B-(1)-112 and 8B-(1)-113 from Residential General (R-1) to Business (B-1), to construct a new pole type storage building adjacent to the existing storage building. The aforesaid tax map parcel is located in Callao on Movie Hall Ln. behind Richie Rich Hobbies (the old movie theatre). Parcels #8B-(1)-112 and 8B-(1)-113 are located in the Lottsburg Magisterial District containing approximately .22 acres.

The Commission actively worked on the Comprehensive Plan in 2005 holding public hearings on all chapters of the Plan. There has been a new chapter (Chapter 6; Implementation & Work Plan) and new appendix (Appendix B; Comprehensive Community Health, Housing, and Social Services Plan and Implementation Strategy) added to the proposed 2006 Plan. The Commission is hoping to have a June joint public hearing meeting with the Board of Supervisors to have the proposed 2006 Plan adopted. The Commission will also be busy working on updating the Northumberland County Zoning & Subdivision Ordinances in 2006.

The Office of Building and Zoning administers various ordinances involving building, zoning, wetlands, etcetera, as well as the planning functions of the County. The following is a compiled list of various requests from the 2005 calendar year, which were processed through this office.

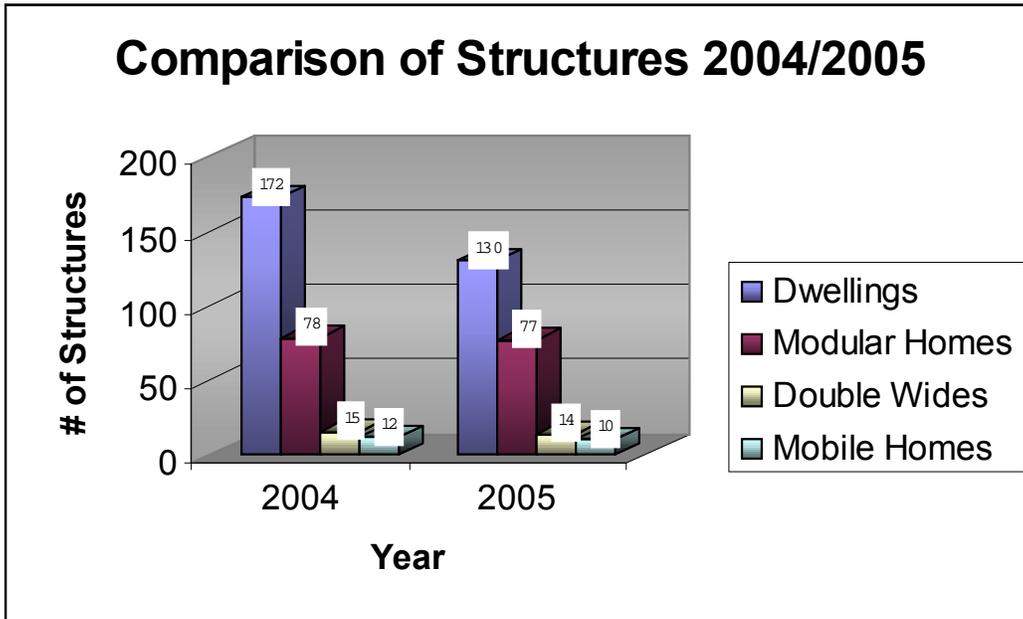
In 2005, the total estimated cost of construction was \$63,335,471.31 compared to \$75,283,868.93 for 2004. The difference is \$11,948,397.58 or a 15.9% decrease from 2004. The average cost of permitted dwellings in 2005 was \$242,934.33 compared to the 2004 figure of \$230,446.91. In 2005, the average square footage of a single family dwelling was 3388, compared to 3558 square feet for a single family dwelling in 2004.

In 2005, the number of single family dwellings totaled 130 units which reflects a decrease of 24.4% from the 172 single family dwellings in 2004.

Modular homes showed a decrease of 1.3% having 77 new modular home permits in 2005 compared to 78 new modular homes in 2004.

Double wide homes showed a decrease of 6.7% having 14 new double wide permits in 2005 compared to 15 in 2004.

Mobile homes showed a decrease of 16.7% having 10 new mobile home permits in 2005 compared to 12 new mobile homes in 2004.



The Board of Supervisors, Board of Zoning Appeals and the Wetlands Board considered a combined total of 168 requests.

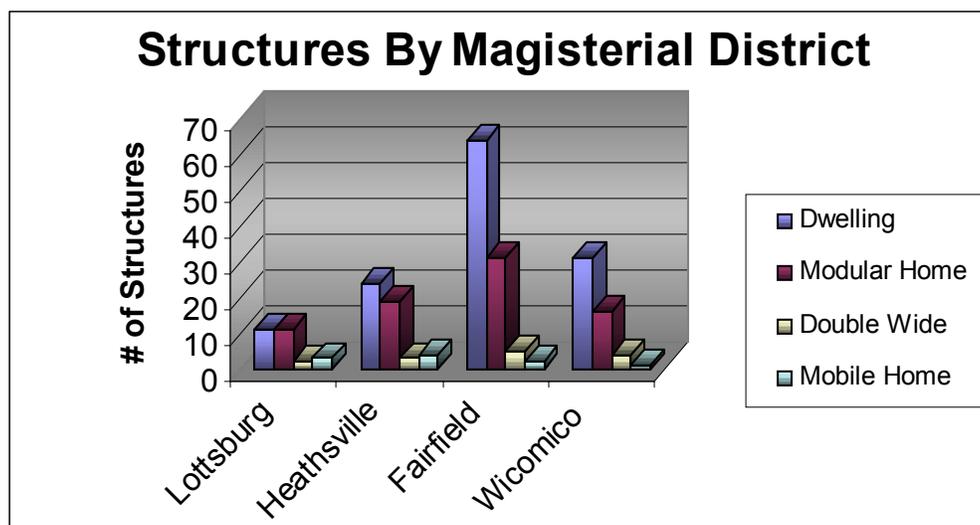
The Building & Zoning Office handled an assortment of permits. A total of 685 building permits were issued in 2005. Along with these building permits issued, 376 mechanical permits, 565 electrical permits, and 316 plumbing permits were issued. There were a total of 3,425 building inspections conducted during the 2005 calendar year.

The following summary includes a list of each request and additional construction information for the past three years.

	2005	2004	2003
Zoning Permits	866	898	824
Conditional Use Permit	3	6	5
Special Exceptions Permit	14	11	10
Boathouse Request	6	14	12
Rezoning Request	3	4	1
Mobile Home Permits	10	12	18
Single Family Dwellings	130	172	145
Modular Homes	77	78	46
Double Wide	14	15	18
Pier Permits	199	175	126
Zoning Variance	9	10	9
Subdivision Variance	4	0	3
Chesapeake Bay Variance	5	4	6
Wetlands Permits	130	114	129
Land Disturbing Permits	260	196	144
Land Disturbing Inspections	597	560	464
Mechanical Permits	376	361	294
Electrical Permits	565	635	512
Plumbing Permits	316	386	286

The following table represents the location of dwellings, modular homes, double wides and mobile homes by magisterial district.

	Lottsburg	Heathsville	Fairfield	Wicomico	TOTAL
Dwelling	11	24	64	31	130
Modular Home	11	19	31	16	77
Double Wide	2	3	5	4	14
Mobile Homes	3	4	2	1	10
TOTAL	27	50	102	52	231

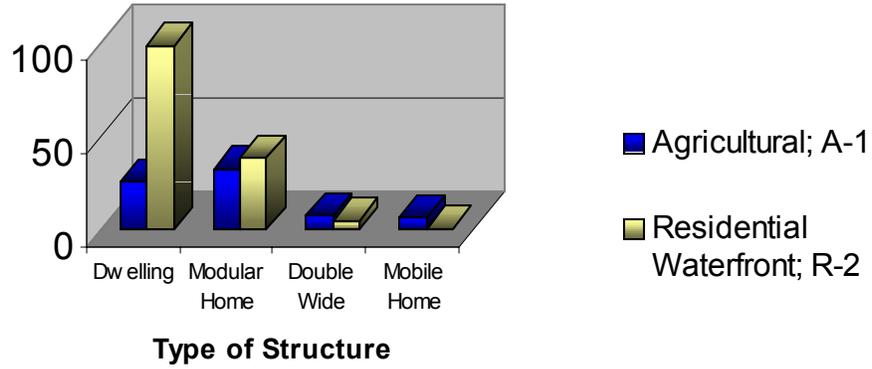


During the 2005-year, there were no dwellings, modulars, double wides, or mobile homes placed in the Industrial Light (M-1) zoning district. The following table shows the number of new structures within the Agricultural; A-1 zoning district, Residential; R-1 zoning district, Residential Waterfront; R-2 zoning district, Residential Restricted; R-3 zoning district, Business General; B-1 zoning district, and Conservation; C-1 zoning district.

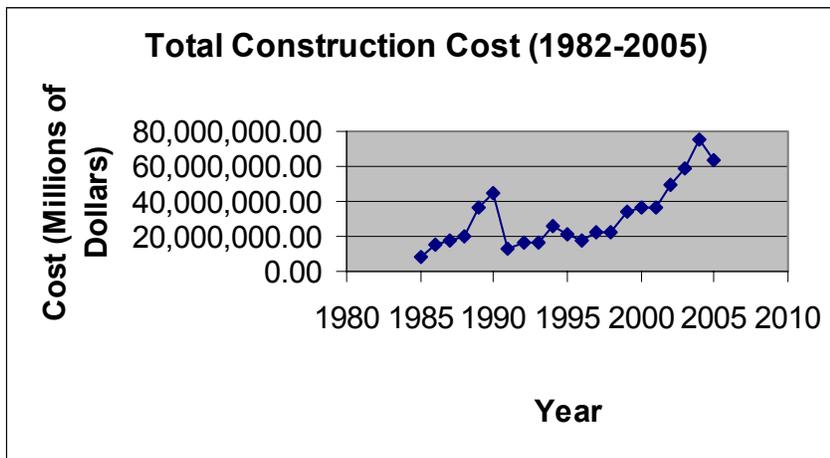
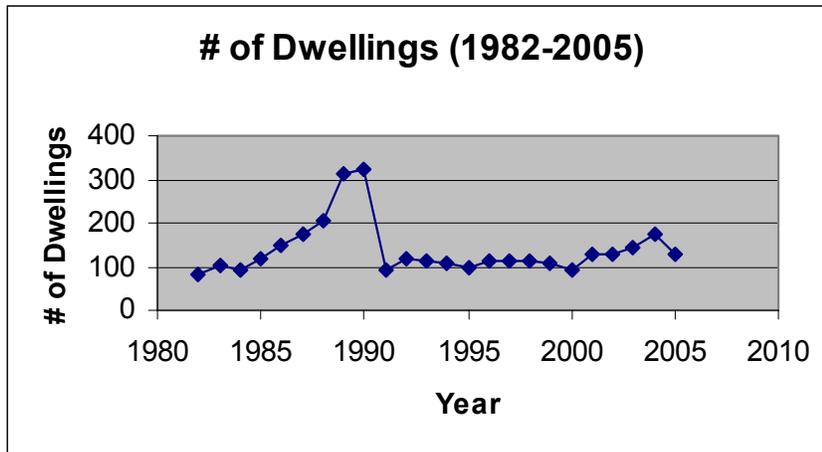
	Dwelling	Modular Home	Double Wide	Mobile Home	TOTAL
Agricultural; A-1	26	33	8	7	74
Residential General; R-1	1	2	0	0	3
Residential Waterfront; R-2	99	39	5	1	144
Residential Restricted; R-3	2	2	1	2	7
Conservation; C-1	2	0	0	0	2
Business General; B-1	0	1	0	0	1
TOTAL	130	77	14	10	231

The following graph compares the values between the types of structures within Agricultural; A-1 and Residential Waterfront; R-2 zoning districts.

Agriculture vs. Residential Waterfront 2005



Following is a comparison of the number of dwellings and construction cost for the years 1982-2005.



The following list breaks down the number of permitted piers and boathouse requests received by the Virginia Marine Resources Commission and the wetlands applications received by the Northumberland County Wetlands Board.

Waterways into the Potomac:

	<u>Piers Permitted</u>	<u>Wetlands Applications</u>	<u>Boathouse Requests</u>
Big Kilneck Creek	2	2	0
Bridgemans Back Creek	2	2	0
Bridgeman Creek	1	0	0
Butlers Cove	0	1	0
Cellars Cove	2	0	0
Coan River	4	3	0
Cod Creek	7	4	1
Corbin Pond	2	0	0
Cornish Creek	0	2	0
Cralle Cove	0	1	0
Cubitt Creek	7	2	0
Dungan Cove	1	0	1
Floyds Cove	1	0	0
Glebe Creek	4	1	0
Hacks Creek	1	1	0
Heron Cove	2	0	0
Hull Creek	10	3	0
Judith Sound	1	2	0
Kingscote Creek	4	2	0
Lodge Creek	3	1	0
Potomac River	5	9	0
Presley Creek	6	0	0
Snows Cove	1	1	0
Swan Lake	6	0	0
Tobacco House Cove	1	0	0
Wilkins Creek	1	1	0
Wrights Cove	1	1	0
Yeocomico River	1	1	1
SUBTOTAL	<u>76</u>	<u>40</u>	<u>3</u>

Waterways into the Chesapeake Bay:

	<u>Piers Permitted</u>	<u>Wetlands Applications</u>	<u>Boathouse Requests</u>
Back Creek	1	0	0
Bailey Prong	1	1	0
Ball Creek	4	3	1
Barnes Creek	0	1	0
Barrett's Creek	0	1	0
Bells Creek	0	1	0
Betts Mill Creek	2	1	0
Bridge Creek	2	5	0
Bull Neck Cove	2	0	0
Bush Mill Stream	3	0	0
Chesapeake Bay	0	6	0
Cockrells Creek	9	6	1
Cod Creek	4	2	0
Coles Creek	1	1	1
Cranes Creek	8	9	0
Dividing Creek	1	7	0
Ellyson Creek	4	3	3
Goughers Creek	0	1	0
Great Wicomico	15	11	1
Harveys Creek	1	2	0
Henrys Creek	3	1	0
Horn Harbor	1	0	0
Hoyse Pond	1	0	0
Indian Creek	3	2	0
Ingram Bay	2	0	0
Jarvis Creek	1	1	0
Lawrence Cove	1	0	0
Little Taskmaker	0	1	0
Little Wicomico	10	6	1
Mill Creek	5	5	0
Natty Point Cove	4	2	0
Owens Pond	6	6	0
Prentice Creek	1	2	0
Raymond's Cove	3	0	0
Reason Creek	1	0	0
Rock Hole Creek	4	0	0
Sloop Creek	7	2	0
Spring Cove	1	0	0
Taskmaker Creek	3	0	0

Tipers Creek	7	2	2
Whays Creek	1	1	2
SUBTOTAL	<u>123</u>	<u>92</u>	<u>12</u>
TOTAL	199	130	15