

Northumberland County



End of the Year Report 2006

*Submitted by:
The Office of Building & Zoning*

ANNUAL REPORT OF THE NORTHUMBERLAND COUNTY PLANNING COMMISSION 2006

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 2007.

During the past year, the Northumberland County Planning Commission held five (5) regular meetings, one (1) joint meeting with the Board of Supervisors, and one (1) working session. The amendments and the re-zonings the Commission considered are as follows:

AMENDMENTS CONSIDERED

- 1) Considered language to no longer allow boathouses in the Northumberland County Zoning Ordinance.
- 2) Considered language to not allow gazebo type structures on piers and to limit the total allowed square footage of L or T-head and other like platforms.
- 3) Considered language to define private storage buildings and list them as a conditional use in the Conservation, Agricultural, Residential General, and Residential Waterfront Districts and to list them as permitted uses in the Business General and Industrial Light Districts.
- 4) Considered language for the Highway Corridor Overlay District, Sign Regulations, and Additional Regulations in the Northumberland County Zoning Ordinance

RE-ZONINGS

- 1) Request by Lawrence E. and Ann C. R. Moore, owners, 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).
- 2) Request by Margo Brown (Sandy Point Properties), owner, and Joseph A. Braxton, applicant for a change in zoning district classification to rezone Tax Map Parcel #27-(1)-261 from Residential General (R-1) to Business (B-1).

OTHER PUBLIC HEARINGS

- 1) Joint meeting with the Board of Supervisors to adopt the 2006 Comprehensive Plan.
- 2) Public hearing on the Virginia Department of Transportation Six Year Road Plan.

The Commission actively worked on the Comprehensive Plan in 2005 holding public hearings on all chapters of the Plan. In June 2006 the Planning Commission held a joint public hearing with the Board of Supervisors to adopt the Comprehensive Plan. During 2007 the Planning Commission will be reviewing sections of the Zoning Ordinance and following the work plan set in the 2006 Comprehensive Plan.

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 2006 calendar year, which were processed through this office.

In 2006, the total estimated cost of construction was \$106,737,556.32 compared to \$63,335,471.31 for 2005. The difference is \$43,402,085.01 or a 41% increase from 2005. The 2006 estimated construction cost excluding the school construction is \$74,737,556.30 or a 15.3% increase from 2005. The average cost of permitted dwellings in 2006 was \$274,825 compared to the 2005 figure of \$242,934.33. In 2006, the average square footage of a single family dwelling was 3581, compared to 3388 square feet for a single family dwelling in 2005.

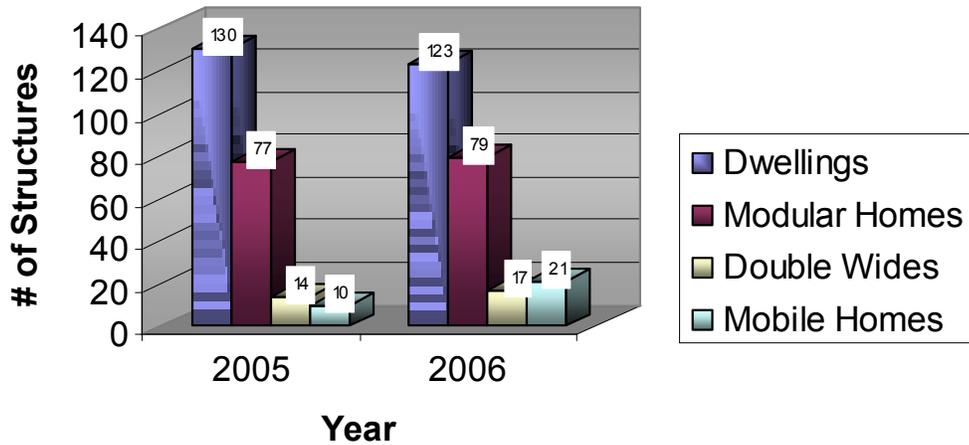
In 2006, the number of single family dwellings totaled 123 units which reflects a decrease of 5.4% from the 130 single family dwellings in 2005.

Modular homes showed an increase of 2.6% having 79 new modular home permits in 2006 compared to 77 new modular homes in 2005.

Double wide homes showed an increase of 21.4% having 17 new double wide permits in 2006 compared to 14 in 2005.

Mobile homes showed an increase of 101% having 21 new mobile home permits in 2006 compared to 10 new mobile homes in 2005.

Comparison of Structures 2005/2006



The Board of Supervisors, Board of Zoning Appeals and the Wetlands Board considered a combined total of 186 requests.

The Building & Zoning Office handled an assortment of permits. A total of 642 building permits were issued in 2006. Along with these building permits issued, 358 mechanical permits, 553 electrical permits, and 316 plumbing permits were issued. There were a total of 3,210 building inspections conducted during the 2006 calendar year.

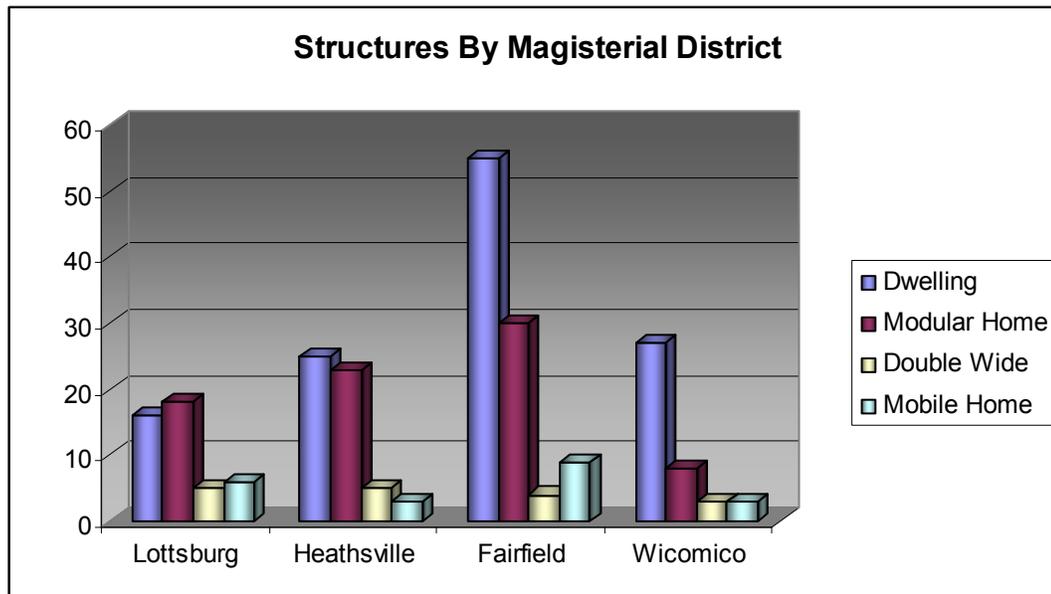
The following summary includes a list of each request and additional construction information for the past three years.

	2006	2005	2004
Zoning Permits	756	866	898
Conditional Use Permit	12	3	6
Special Exceptions Permit	13	14	11
Boathouse Request- Board of Supervisors	9	6	14
Rezoning Request	2	3	4
Mobile Home Permits	21	10	12
Single Family Dwellings	123	130	172
Modular Homes	79	77	78
Double Wide	17	14	15
Boathouses Permitted	13	15	--
Piers Permitted	125	199	175
Zoning Variance	6	9	10
Subdivision Variance	0	4	0
Chesapeake Bay Variance	3	5	4
Wetlands Permitted	139	130	114

Land Disturbing Permits	262	260	196
Land Disturbing Inspections	603	597	560
Mechanical Permits	358	376	361
Electrical Permits	553	565	635
Plumbing Permits	316	316	386

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

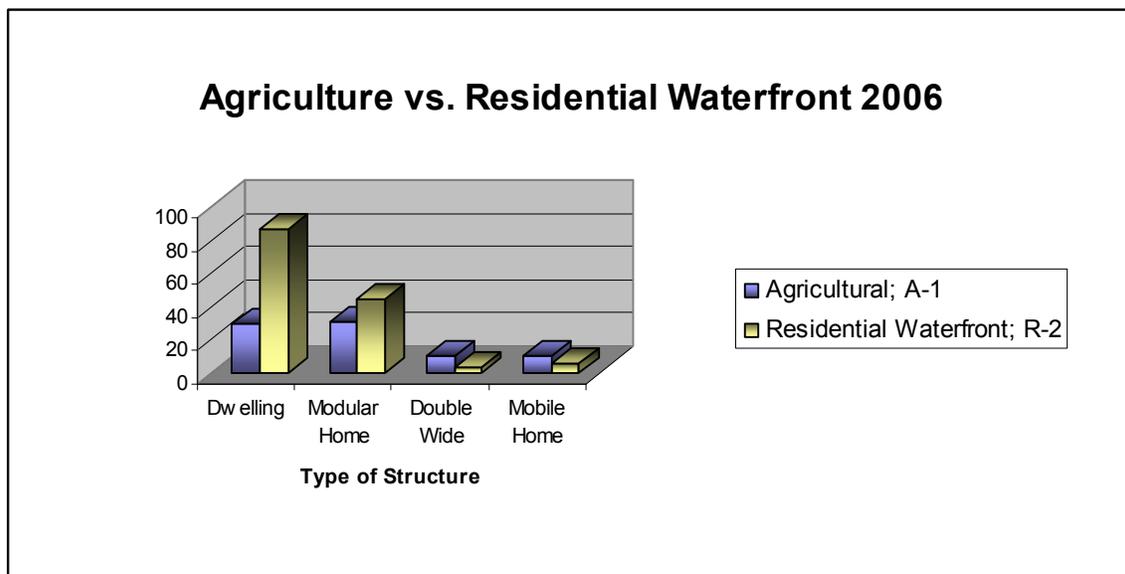
	Lottsburg	Heathsville	Fairfield	Wicomico	TOTAL
Dwelling	16	25	55	27	123
Modular Home	18	23	30	8	79
Double Wide	5	5	4	3	17
Mobile Homes	6	3	9	3	21
TOTAL	45	56	98	41	240



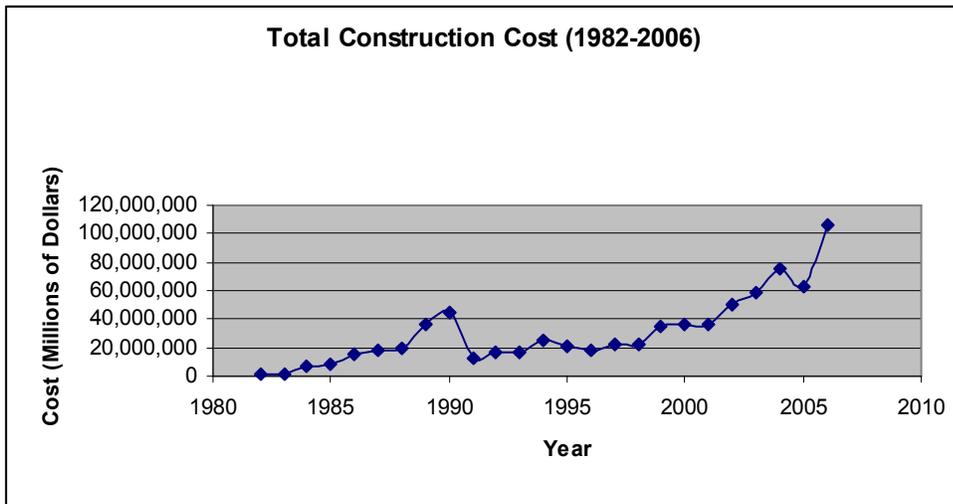
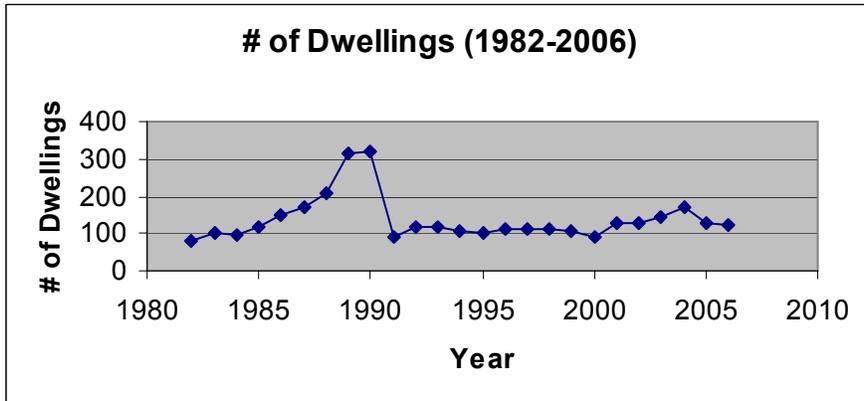
During 2006, there were no dwellings, modulars, double wides, or mobile homes placed in the Industrial Light (M-1) zoning district, Business General (B-1) zoning district, or Conservation (C-1) zoning district. The following table shows the number of new structures within the Agricultural; A-1 zoning district, Residential; R-1 zoning district, Residential Waterfront; R-2 zoning district, Residential Restricted; R-3 zoning district.

	Dwelling	Modular Home	Double Wide	Mobile Home	TOTAL
Agricultural; A-1	30	31	10	10	81
Residential General; R-1	3	3	1	4	11
Residential Waterfront; R-2	86	44	4	6	140
Residential Restricted; R-3	4	1	2	1	8
Conservation; C-1	0	0	0	0	0
Business General; B-1	0	0	0	0	0
TOTAL	123	79	17	21	240

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



Following is a comparison of the number of dwellings and construction cost for the years 1982-2006.



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

Waterways into the Potomac:

	<u>Piers Permitted</u>	<u>Wetlands Permitted</u>	<u>Boathouses Permitted</u>
Big Kilneck Creek		2	
Bridgeman Creek	3		
Brig Cove		1	
Coan River	8	5	1
Cod Creek	7	8	
Cralle Cove	1		
Cubitt Creek	11	6	
Ellyson Creek		3	1

Fountain Cove	1		
Glebe Creek	3	7	1
Hacks Creek	1		
Hampton Hall Creek	1		
Harris Cove	1		
Hull Creek	5	1	
Kingscote Creek	2	2	
Lodge Creek	3	2	
Mill Creek	2	3	1
Palmer	1		
Parkers Cove		1	
Porpoise Cove	1		
Potomac River	12	24	
Presley Creek	1	1	
Rogers Creek		2	
Sloop Creek		1	
Swan Lake		1	
Wrights Cove		1	
Yeocomico River	1		
SUBTOTAL	65	71	4

Waterways into the Chesapeake Bay:

	<u>Piers Permitted</u>	<u>Wetlands Permitted</u>	<u>Boathouses Permitted</u>
Back Creek	1		
Bailey Prong		1	
Barnes Creek		1	
Barrett's Creek		1	1
Bells Creek		1	
Bridge Creek	2	5	
Chesapeake Bay		3	
Cockrells Creek	4	10	1
Cod Creek	2	1	
Cranes Creek	6	2	
Dividing Creek	3	2	
Goughers Creek		1	
Great Wicomico	10	9	2
Harveys Creek		1	
Henrys Creek	1	1	
Indian Creek	6	7	

Ingram Bay	1	1	
Jarvis Creek		3	
Little Wicomico	12	12	1
Little Creek			
Mill Creek			1
Natty Point Cove	1		
Owens Pond		3	
Prentice Creek	1		
Raymond's Cove	1		
Reason Creek	1		
Rock Hole Creek	3		
Taskmaker Creek	3		1
Tipers Creek		1	
Towles Creek	1		
Whays Creek	<u>1</u>	<u>2</u>	2
SUBTOTAL	<u>60</u>	<u>68</u>	<u>9</u>

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TOTAL **125** **139** **13**