

Northumberland County



End of the Year Report 2007

*Submitted by:
The Office of Building & Zoning*

ANNUAL REPORT OF THE NORTHUMBERLAND COUNTY PLANNING COMMISSION 2007

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 2008.

Planning Commission

During the past year, the Northumberland County Planning Commission held eight (8) regular meetings and two (2) joint meetings with the Board of Supervisors. The amendments and the re-zonings the Commission considered are as follows:

AMENDMENTS CONSIDERED

- 1) Considered amendment to the Northumberland County Code to manage Garbage Removal and the Cutting of grass, weeds and other foreign growth administratively.
- 2) Considered amendment to the Subdivision Ordinance to amend the definition of a family subdivision to match the Code of Virginia § 15.2-2244.
- 3) Considered amendment to the Northumberland County Zoning Ordinance to allow Child-Care Centers as a conditional use in the B-1; Business General Zoning District.

REZONINGS

- 1) Request by Elizabeth H. Hall, Managing Partner of Burgess Development, LLC, for a change in zoning district classification to rezone Tax Map Parcel #27-(1)-97 from Residential General (R-1) to Business (B-1).
- 2) Request by Roy C. & Paige M. Headley, for a change in zoning district classification to rezone Tax Map Parcel #37-(5)-1 from Agricultural (A-1) to Business (B-1).
- 3) Request by Clifton & Linda Ketner, for a change in zoning district classification to rezone Tax Map Parcel #42-(1)-174C from Agricultural (A-1) to Business (B-1).
- 4) Request by Joseph Michael McGrath, for a change in zoning district classification to rezone Tax Map Parcel #42-(1)-159 from Agricultural (A-1) to Business (B-1).
- 5) Request by James Talmadge Newsome, Sr., for a change in zoning district classification to rezone Tax Map Parcel #27-(1)-246 from Residential General (R-1) to Business (B-1).
- 6) Request by E. Wayson & Betty B. Christopher, for a change in zoning district classification to rezone Tax Map Parcel #42-(1)-88 from Residential General (R-1) to Business (B-1).

OTHER PUBLIC HEARINGS

- 1) Joint meeting with the Board of Supervisors to amend the County Code to increase the area regulations, setback, frontage, and yard requirements for property that is zoned Conservation; C-1.
- 2) Joint meeting with the Board of Supervisors to amend the County Code to allow single-pole high-speed internet antennas less than 100 feet in height as a permitted use in all zoning districts.
- 3) Joint meeting with the Board of Supervisors to amend the County Code to allow cluster developments by right. The Planning Commission and Board of Supervisors also received comments on proposed changes to the area regulations, setback, frontage, yard requirements, and uses for the Agricultural (A-1) District, proposed Agricultural Residential (A-2) District, Residential General (R-1) District, Residential Waterfront (R-2) District, and Conservation (C-1) District.

The Commission spent its time this past year reviewing portions of the Zoning Ordinance and following the work plan. During 2008 the Planning Commission will continue reviewing sections of the Zoning Ordinance and to follow the work plan as set in the 2006 Comprehensive Plan.

Office of Building & Zoning

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 2007 calendar year, which were processed through this office.

In 2007, the total estimated cost of construction was \$68,699,269.09 compared to \$106,737,556.32 (which included the school construction cost) or \$74,737,556.30 (not including the school construction cost) for 2006. Including the new school cost of construction, 2007 showed a decrease of \$38,038,287.23 or a 36% decrease from 2006. Excluding the new school cost of construction, 2007 still showed a decrease of \$6,038,287.21 or an 8% decrease from 2006.

- **Single Family Dwelling**

The average cost of permitted dwellings in 2007 was \$350,792.80 compared to the 2006 figure of \$274,825. In 2007, the average square footage of a single family dwelling was 3755, compared to 3581 square feet for a single family dwelling in 2006.

In 2007, the number of single family dwellings totaled 82 units which reflects a decrease of 33% from the 123 single family dwellings in 2006.

- **Modular Homes**

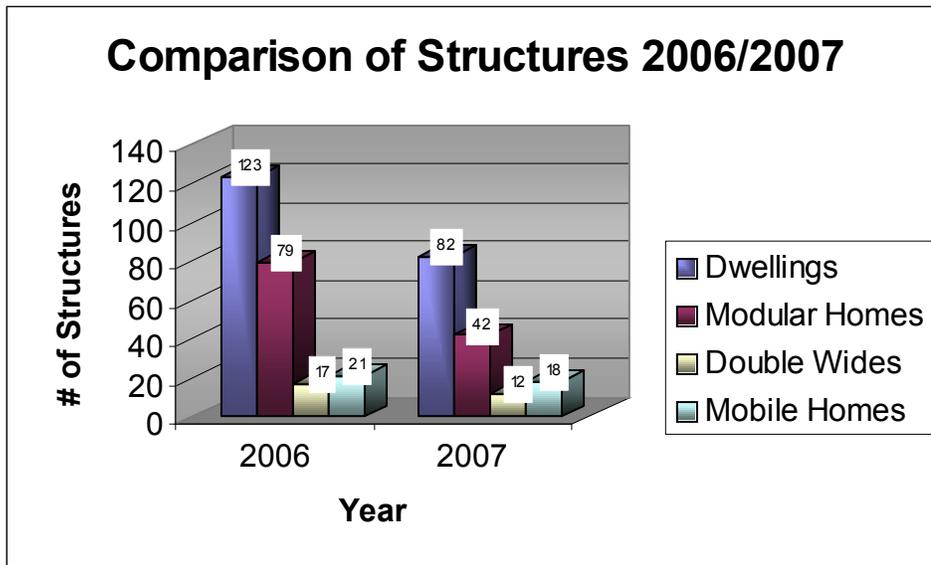
Modular homes showed a decrease of 47% having 42 new modular home permits in 2007 compared to 79 new modular homes in 2006. In 2007, the average square footage of a modular home was 2,647. The average cost of a permitted modular home in 2007 was \$182,012.36.

- **Double Wide Homes**

Double wide homes showed a decrease of 29% having 12 new double wide permits in 2007 compared to 17 in 2006. The average cost of a permitted double wide home in 2007 was \$79,831.

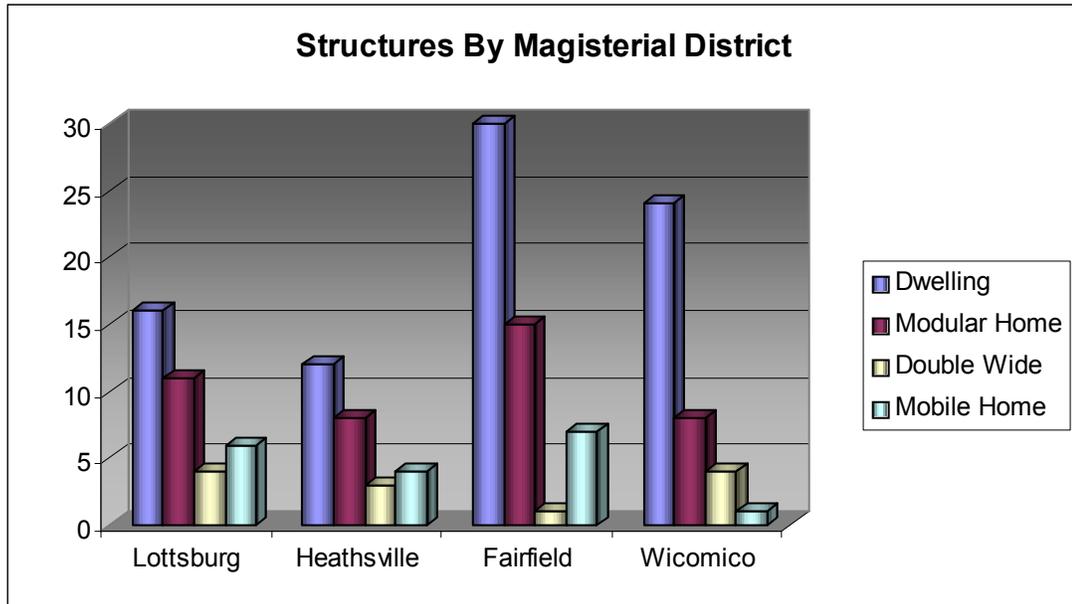
- **Mobile Homes**

Mobile homes showed a decrease of 14% having 18 new mobile home permits in 2007 compared to 21 new mobile homes in 2006. The average cost of a permitted mobile home in 2007 was \$11,556.



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

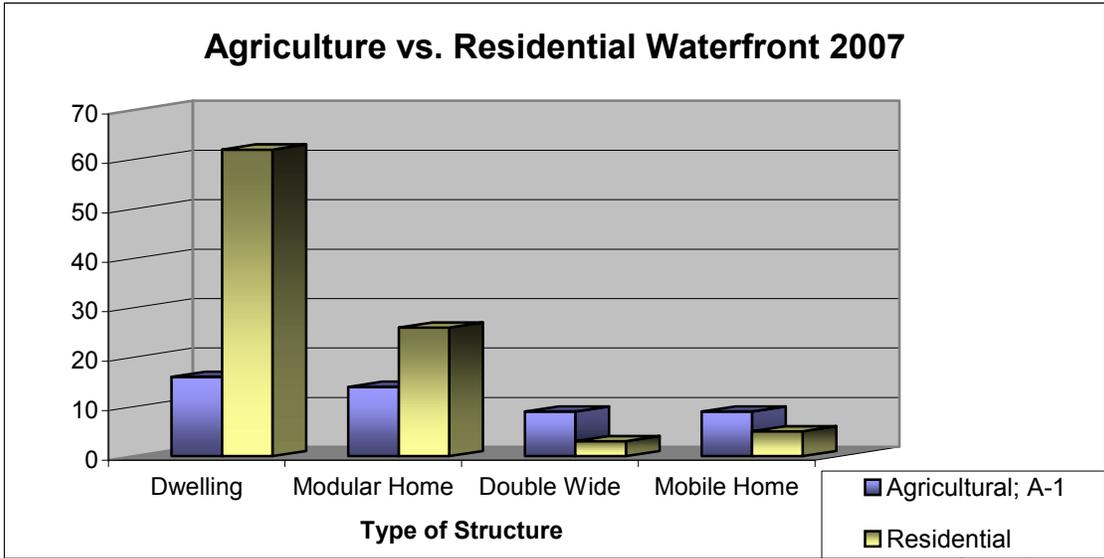
	Lottsburg	Heathsville	Fairfield	Wicomico	TOTAL
Dwelling	16	12	30	24	82
Modular Home	11	8	15	8	42
Double Wide	4	3	1	4	12
Mobile Homes	6	4	7	1	18
TOTAL	37	27	53	37	154



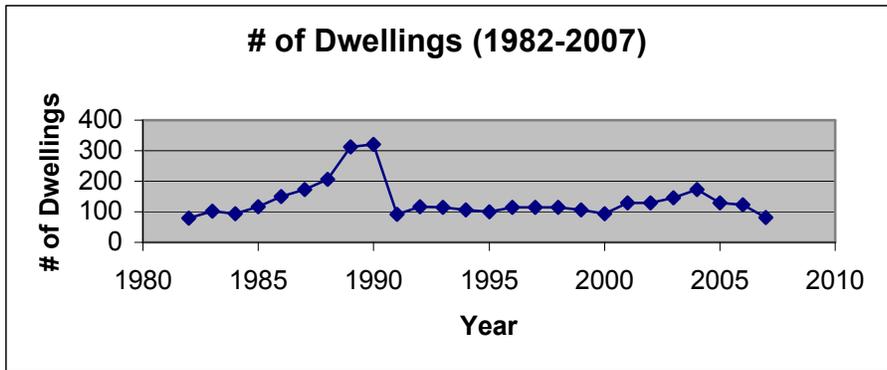
During 2007, there were no dwellings, modulars, double wides, or mobile homes placed in the Industrial Light (M-1) zoning district, or Conservation (C-1) zoning district. The following table shows the number of new structures within the Agricultural; A-1 zoning district, Residential; R-1 zoning district, Residential Waterfront; R-2 zoning district, Residential Restricted; R-3 zoning district, and B-1 zoning district.

	Dwelling	Modular Home	Double Wide	Mobile Home	TOTAL
Agricultural; A-1	16	14	9	9	48
Residential General; R-1	3	0	0	1	4
Residential Waterfront; R-2	62	26	3	5	96
Residential Restricted; R-3	1	1	0	2	4
Conservation; C-1	0	0	0	0	0
Business General; B-1	0	1	0	1	2
TOTAL	82	42	12	18	154

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 total construction cost in Northumberland from 1982 through 2007.



The Board of Supervisors, Board of Zoning Appeals and the Wetlands Board considered a combined total of 159 requests.

The Building & Zoning Office handled an assortment of permits. A total of 551 building permits, 300 mechanical permits, 478 electrical permits, and 249 plumbing permits were issued in 2007. There were approximately 2,755 building inspections conducted during the 2007 calendar year.

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

	2007	2006	2005
Zoning Permits	630	756	866
Conditional Use Permit	12	12	3
Special Exceptions Permit	11	13	14
Boathouse Request- Board of Supervisors	3	9	6
Rezoning Request	6	2	3
Mobile Home Permits	18	21	10
Single Family Dwellings	82	123	130
Modular Homes	42	79	77
Double Wide	12	17	14
Boathouses Permitted	10	13	15
Piers Permitted	74	125	199
Zoning Variance	5	6	9
Subdivision Variance	0	0	4
Chesapeake Bay Variance	3	3	5
Wetlands Permitted	118	139	130
Land Disturbing Permits	228	262	260
Land Disturbing Inspections	470	603	597
Mechanical Permits	300	358	376
Electrical Permits	478	553	565
Plumbing Permits	249	316	316

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:

	<i>Piers Permitted</i>	<i>Wetlands Permitted</i>	<i>Boathouses Permitted</i>
Coan River		1	1
Cod Creek	4	4	1
Corbin Creek	1		
Cralle Cove		1	
Cubitt Creek	2	1	

Dungan Cove			1
Ellyson Creek	1	2	
Glebe Creek	2		
Hacks Creek	3	1	
Headleys Cove		1	
Hull Creek	1	4	1
Judith Sound		1	
Kilneck Creek	1	1	
Kingscote Creek		1	
Lodge Creek	1	1	
Messick Cove	1		1
Mill Creek	1	3	
Potomac River	2	13	
Sloop Creek	2	1	
Snows Cove		1	
South Yeocomico River		1	
The Glebe	2	3	1
Wilkins Cove		1	
Wrights Cove		3	
Yeocomico River	1	3	
SUBTOTAL	25	48	6

Waterways into the Chesapeake Bay:

	<u>Piers Permitted</u>	<u>Wetlands Permitted</u>	<u>Boathouses Permitted</u>
Back Creek	1		
Bailey Prong	1	1	
Barnes Creek		1	
Barrett's Creek		1	
Blackwells Creek		1	
Bridge Creek	3	4	
Bridgemans Back Creek	1	3	
Bull Neck Cove	1		
Chesapeake Bay		1	
Cockrells Creek	5	5	1
Cranes Creek	1	1	
Dividing Creek	2	6	
Gougher Creek	1		
Great Wicomico	9	3	
Harveys Creek	1	1	

Henrys Creek	1	4	
Highland Cove	1	1	
Horn Harbor	1		
Indian Creek	2	4	
Ingram Bay	1	2	
Jarvis Creek		1	
Kent Cove	1		
Leisure Cove	1		
Little Wicomico	9	15	1
Little Creek		1	
Long Cove	1		
Mill Creek		2	
Natty Point Cove	1		
Owens Pond		1	
Prentice Creek	1	3	
Rock Hole Creek	1		
Saw Mill Cove	1		
Slough Creek		1	
Towles Creek		1	
Whays Creek	2	7	2
SUBTOTAL	49	70	4

TOTAL **74** **118** **10**