

Northumberland County



End of the Year Report 2008

*Submitted by:
The Office of Building & Zoning*

ANNUAL REPORT OF THE NORTHUMBERLAND COUNTY PLANNING COMMISSION 2008

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 2009.

Planning Commission

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

AMENDMENTS CONSIDERED

- 1) An amendment to the Northumberland County Zoning Ordinance Article I, Section 148-3, Definitions and word usage; to define “Aquaculture”, “Aquaculture Facility” and “Aquatic Organism”.
- 2) An amendment to the Northumberland County Zoning Ordinance Chapter 148 to list “Aquaculture Facility” as a Conditional Use in certain zoning districts.
- 3) An amendment to the Northumberland County Zoning Ordinance to include “Adult Businesses”.
- 4) An amendment to the Northumberland County Zoning Ordinance to include “Commercial Kennel”, “Commercial Breeding Kennel” and “Private Kennel”.
- 5) Amendment to the Northumberland County Zoning Ordinance Chapter 148, Article V, Section 43 B; Use regulations in Residential Waterfront (R-2): to add “Auto reconditioning, truck repairing, re-treading” as a conditional use.
- 6) Auto and light truck reconditioning and/or repairing.
- 7) Amendment to the Northumberland County Zoning Ordinance to add “Private Pier and Shoreline Stabilization Structures” as a permitted use in the Conservation District (C-1), Agricultural District (A-1), Residential General District (R-1), Residential Waterfront District (R-2), Business General District (B-1), and Industrial Light District (M-1). This language was unintentionally omitted during the update of a previous version of the zoning ordinance.
- 8) Zoning Review: Section 1 “Purpose” of current zoning classifications.

REZONINGS

- 1) Request by James L. Dunn for a change in zoning district classification, to rezone Tax Map Parcel #36A-(1)-67 for the purpose of constructing twenty-eight (28) condominiums.

The Commission spent its time this past year reviewing portions of the Zoning Ordinance and following the work plan. During 2009 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 2008 calendar year, which were processed through this office.

In 2008, the total estimated cost of construction was \$58,370,822.60 compared to \$68,699,269.09 for 2007. The total estimated cost of construction showed a decrease of 15% from 2007 to 2008.

- **Single Family Dwelling**

The average cost of permitted dwellings in 2008 was \$311,807.42 compared to the 2007 figure of \$350,792.80. In 2008, the average square footage of a single family dwelling was 3681, compared to 3755 square feet for a single family dwelling in 2007.

In 2008, the number of single family dwellings totaled 76 units which reflects a decrease of 7.3% from the 82 single family dwellings in 2007.

- **Modular Homes**

The average cost of permitted modular homes in 2008 was \$175,108.20 compared to the 2007 figure of \$182,012.36. In 2008, the average square footage of a modular home was 2564, compared to 2647 square feet for a modular home in 2007.

Modular homes showed a decrease of 16.7% having 35 new modular home permits in 2008 compared to 42 new modular homes in 2007.

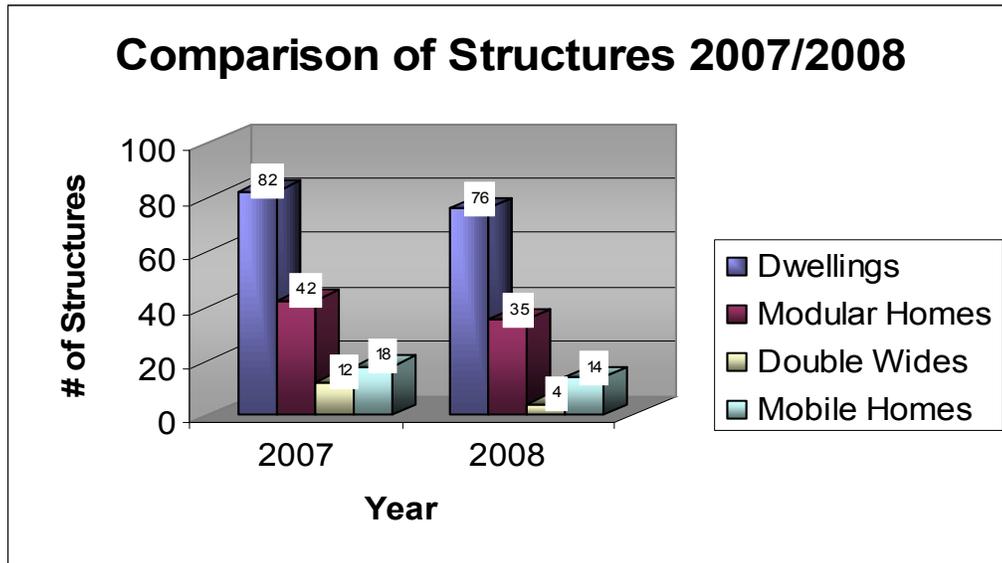
- **Double Wide Homes**

The average cost of permitted double wide in 2008 was \$55,500.00 compared to the 2007 figure of \$79,831.

Double wide homes showed a decrease of 67% having 4 new double wide permits in 2008 compared to 12 in 2007.

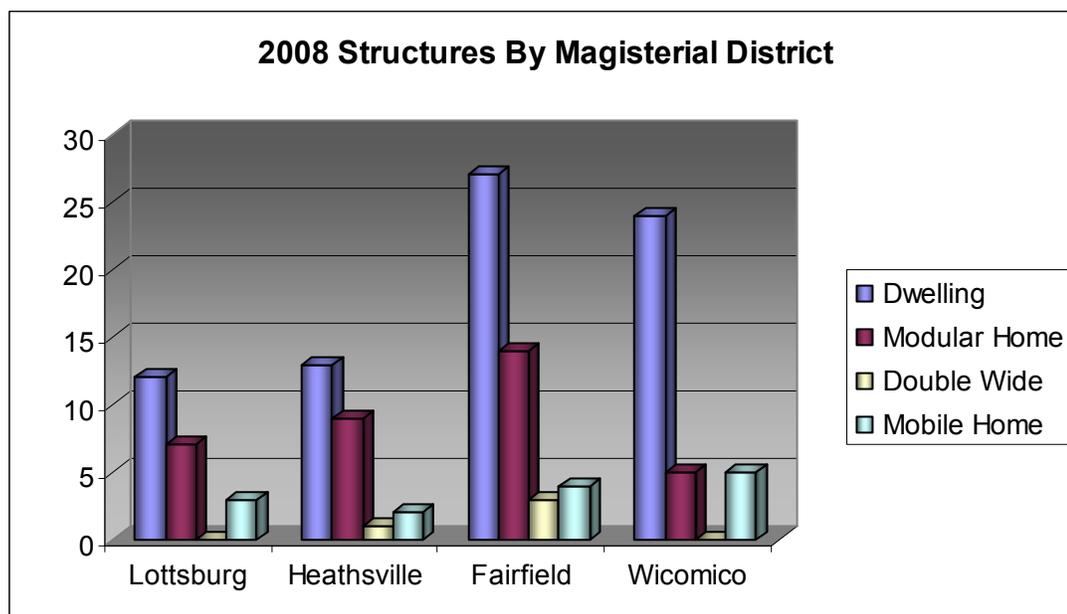
- **Mobile Homes**

Mobile homes showed a decrease of 22% having 14 new mobile home permits in 2008 compared to 18 new mobile homes in 2007. The average cost of a permitted mobile home in 2008 was \$17,728.57 compared to \$11,556 in 2007.



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

	Lottsburg	Heathsville	Fairfield	Wicomico	TOTAL
Dwelling	12	13	27	24	76
Modular Home	7	9	14	5	35
Double Wide	0	1	3	0	4
Mobile Homes	3	2	4	5	14
TOTAL	22	25	48	34	129

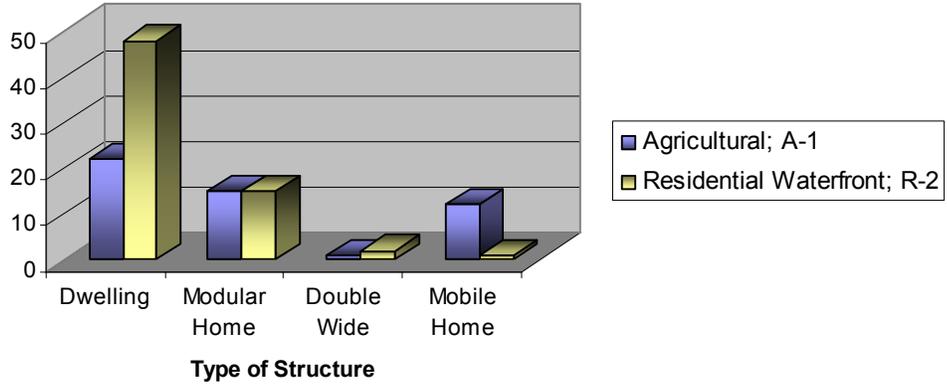


During 2008, there were no dwellings, modulares, double wides, or mobile homes placed in the Industrial Light (M-1) zoning district, Conservation (C-1) zoning district, or Business General (B-1). The following table shows the number of new structures within the Agricultural; A-1 zoning district, Residential; R-1 zoning district, Residential Waterfront; R-2 zoning district, and the Residential Restricted; R-3 zoning district.

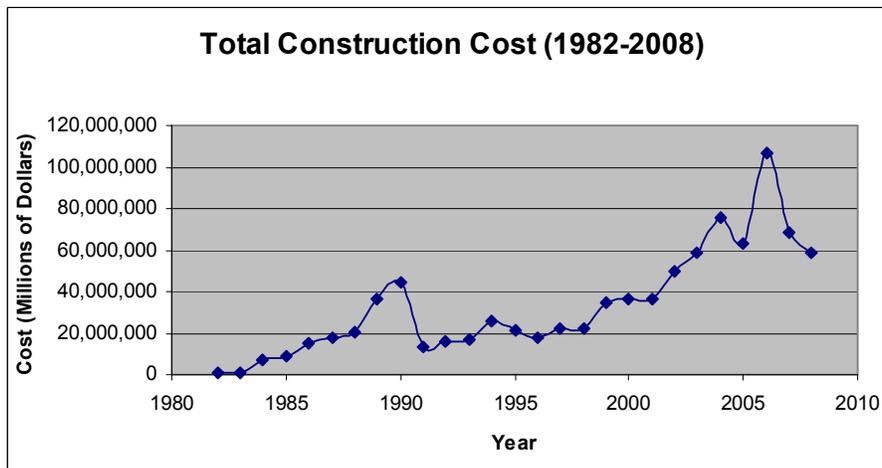
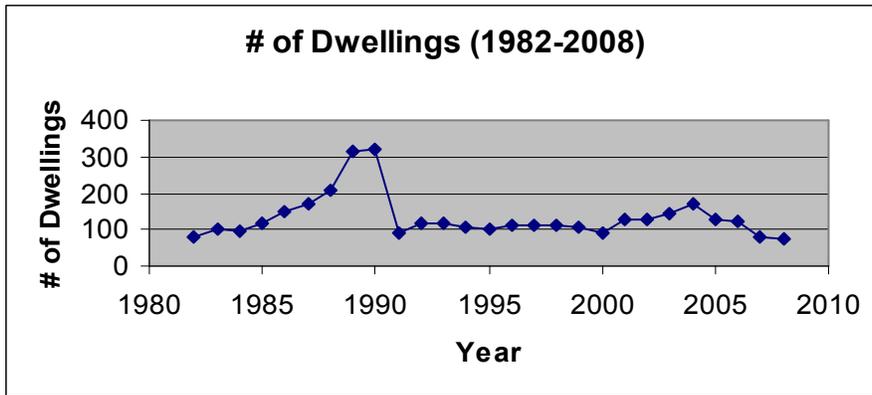
	Dwelling	Modular Home	Double Wide	Mobile Home	TOTAL
Agricultural; A-1	22	15	1	12	50
Residential General; R-1	2	0	1	0	3
Residential Waterfront; R-2	48	15	2	1	66
Residential Restricted; R-3	4	5	0	1	10
Conservation; C-1	0	0	0	0	0
Business General; B-1	0	0	0	0	0
TOTAL	76	35	4	14	129

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 2008



Following is a comparison of the number of dwellings and total construction cost in Northumberland from 1982 through 2008.



The Board of Supervisors, Board of Zoning Appeals and the Wetlands Board considered a combined total of 110 requests.

The Building & Zoning Office handled an assortment of permits. A total of 486 building permits, 283 mechanical permits, 425 electrical permits, and 225 plumbing permits were issued in 2008. There were approximately 3,888 building inspections conducted during the 2008 calendar year.

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

	2008	2007	2006
Zoning Permits	544	630	756
Conditional Use Permit	9	12	12
Special Exceptions Permit	8	11	13
Boathouse Request- Board of Supervisors	3	3	9
Rezoning Request	1	6	2
Mobile Home Permits	14	18	21
Single Family Dwellings	76	82	123
Modular Homes	35	42	79
Double Wide	4	12	17
Boathouses Permitted	10	10	13
Piers Permitted	55	74	125
Zoning Variance	12	5	6
Subdivision Variance	1	0	0
Chesapeake Bay Variance	2	3	3
Wetlands Permitted	74	118	139
Land Disturbing Permits	171	228	262
Land Disturbing Inspections	356	470	603
Mechanical Permits	283	300	358
Electrical Permits	425	478	553
Plumbing Permits	225	249	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>
Butlers Cove	-	1	-
Coan River	2	3	-
Cod Creek	2	3	-
Cornish Creek	-	1	-
Cubitt Creek	2	-	-

Dungan Cove			1
Fountain Cove		1	
Glebe Creek		3	1
Hacks Creek	1		
Harris Cove	1		
Hull Creek	2	1	
Judith Sound		2	
Kilneck Creek	1	1	1
Kingscote Creek		2	
Lodge Creek	4	4	1
Messick Cove		1	
Mill Creek		3	1
Potomac River	10	7	
Presley Creek	1	1	
Snows Cove	1		
South Yeocomico River		1	
Swan Lake	1	1	
Wilkins Creek	1	1	
Yeocomico River		1	
SUBTOTAL	31	38	5

Waterways into the Chesapeake Bay:

Back Creek			1
Barnes Creek	1		
Barrett's Creek		2	
Bells Creek		1	
Bridge Creek		2	
Bridgeman Creek	1		
Bull Neck Cove		1	
Chesapeake Bay		2	
Cockrells Creek	3	4	1
Cod Creek	1	3	
Cranes Creek	4		
Dividing Creek	1	1	
Great Wicomico	5	2	1
Harveys Creek		1	
Henrys Creek		1	
Indian Creek	3	1	

Ingram Bay		2	
Jarvis Creek	1		
Lawrence Cove			1
Little Wicomico	4	2	1
Little Taskmaker		1	
Mill Creek	1	1	
Owens Pond		4	
Prentice Creek		1	
Reason Creek		1	
Slough Creek		1	
Whays Creek		2	
SUBTOTAL	24	36	5

TOTAL **55** **74** **10**