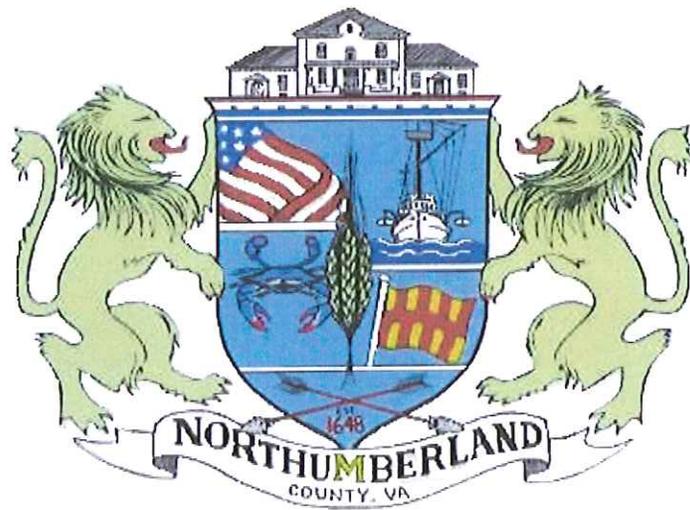


# *Northumberland County*



## *End of the Year Report 2009*

*Submitted by:  
The Office of Building & Zoning*

# ***ANNUAL REPORT OF THE NORTHUMBERLAND COUNTY PLANNING COMMISSION 2009***

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 2010.

## **Planning Commission**

During the past year, the Northumberland County Planning Commission held ten (10) regular meetings and one (1) meeting held jointly with the Northumberland County Board of Supervisors. The amendments and the rezonings the Commission considered are as follows:

### **Amendments Considered:**

1. Consideration of changes to the Northumberland County Zoning Ordinance in order to update the Ordinance (multiple meetings and public hearings).
2. Amendment to Chapter 54 Article IV, Section 54-17B of the County's Chesapeake Bay Preservation Area Ordinance in order to consider revised language for proposed remodeling, alteration, and/or additions to non-conforming lots or parcels within the seaward 50 foot Resource Protection Area (RPA).
3. Proposed Residential Recreation District (R-6).

### **Rezonings:**

1. Request by William L. and Virginia H. Burgess, owner, for a change in zoning district classification to conditionally rezone Tax Map Parcel #37-(1)-202C from Residential Waterfront (R-2) to Agricultural (A-1), in order to operate an automotive repair shop near 414 Fox Point Rd.
2. Request by Paul R. Robertson, owner, and Manuel Haynie, agent, for a change in zoning district classification to rezone Tax Map Parcel #38B-(1)-141 from Residential Waterfront (R-2) to Business General (B-1).

The Commission spent its time this past year reviewing portions of the Zoning Ordinance and following the work plan as set in the Comprehensive Plan. During 2010 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 2009 calendar year, which were processed through this office.

#### Comparison of Construction Cost:

In 2009, the total estimated cost of construction was \$55,346,032.36 compared to \$58,370,822.60 for 2008. The total estimated cost of construction showed a decrease of 5% from 2008 to 2009.

### Total Construction Cost (1982-2009)

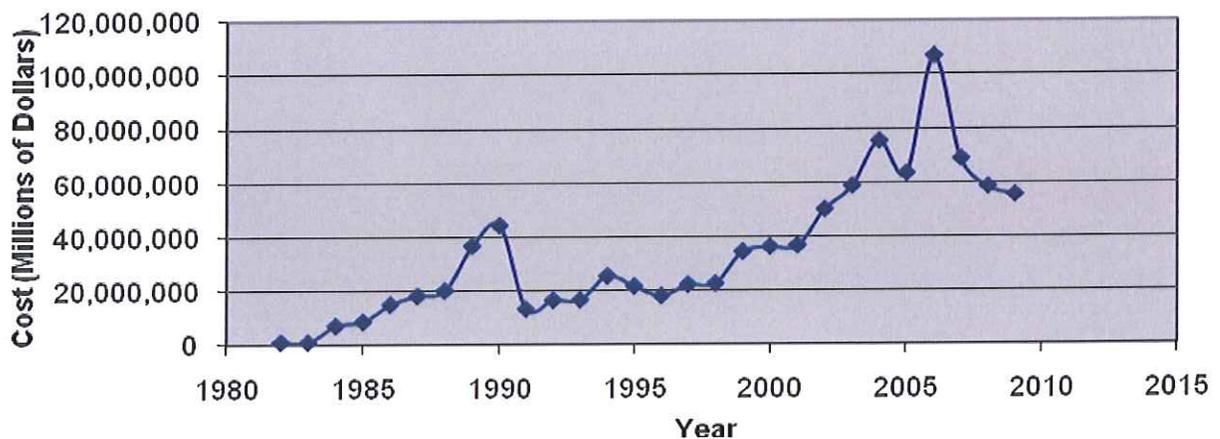


Figure 1 displays the Total Construction Cost from 1982 through 2009 for Northumberland County. These numbers are obtained from the December Building Permits Report Comparison Sheet of each year.

#### Comparison of Structures- By Type:

- Single Family Dwelling

The average cost of permitted dwellings in 2009 was \$305,535.63 compared to the 2008 figure of \$311,807.42. In 2009, the average square footage of a single family dwelling was 3739, compared to 3681 square feet for a single family dwelling in 2008.

In 2009, the number of single family dwellings totaled 83 units which reflects an increase of 9% from the 76 single family dwellings in 2008.

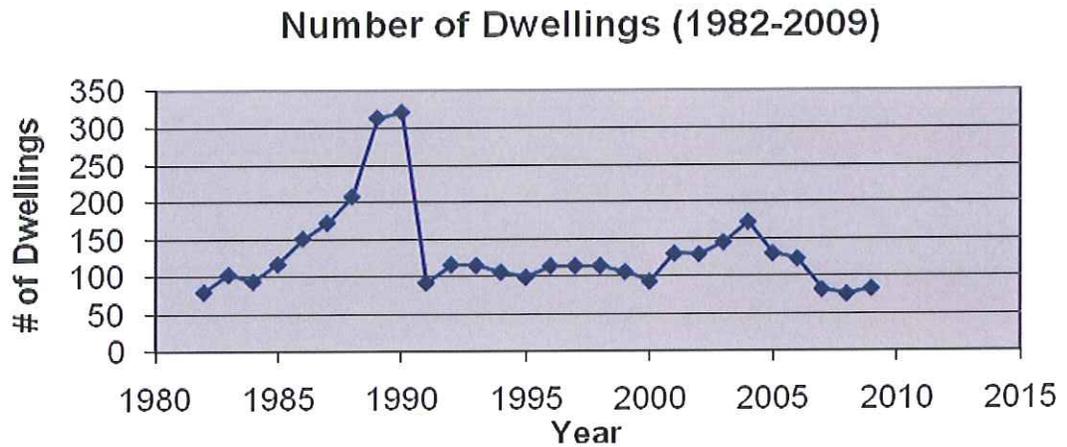


Figure 2 shows the total number of dwellings permitted from 1982 through 2009.

- Modular Homes

The average cost of permitted modular homes in 2009 was \$206,567.06 compared to the 2008 figure of \$175,108.20. In 2009, the average square footage of a modular home was 2883, compared to 2564 square feet for a modular home in 2008.

Modular homes showed a decrease of 29% having 25 new modular home permits in 2009 compared to 35 new modular homes in 2008.

- Double Wide Homes

The average cost of permitted double wide in 2009 was \$58,800.00 compared to the 2008 figure of \$55,500.

Double wide homes showed an increase of 150% having 10 new double wide permits in 2009 compared to 4 in 2008.

- Mobile Homes

The average cost of a permitted mobile home in 2009 was \$13,708.33 compared to \$17,728.57 in 2008.

Mobile homes showed a decrease of 14% having 12 new mobile home permits in 2009 compared to 14 new mobile homes in 2008.

## Comparison of Structures 2008/2009

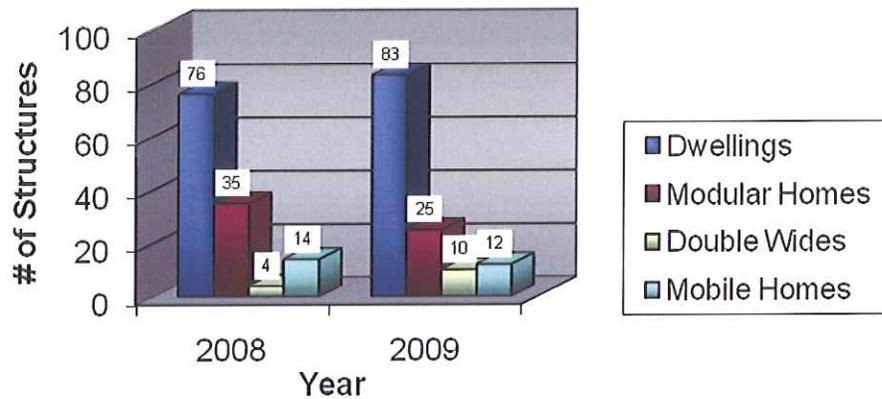


Figure 3 compares the type and number of structures permitted in Northumberland County for the 2008 and 2009 calendar years.

### Comparison of Structures- By Magisterial District:

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

	Lottsburg	Heathsville	Fairfield	Wicomico	TOTAL
<b>Dwelling</b>	18	11	30	24	<b>83</b>
<b>Modular Home</b>	3	10	10	2	<b>25</b>
<b>Double Wide</b>	2	2	6	0	<b>10</b>
<b>Mobile Homes</b>	4	1	4	3	<b>12</b>
<b>TOTAL</b>	<b>27</b>	<b>24</b>	<b>50</b>	<b>29</b>	<b>130</b>

Table 1: Numbers of each type of structure are given to show the magisterial district in which construction is taking place.

### 2009 Structures By Magisterial District

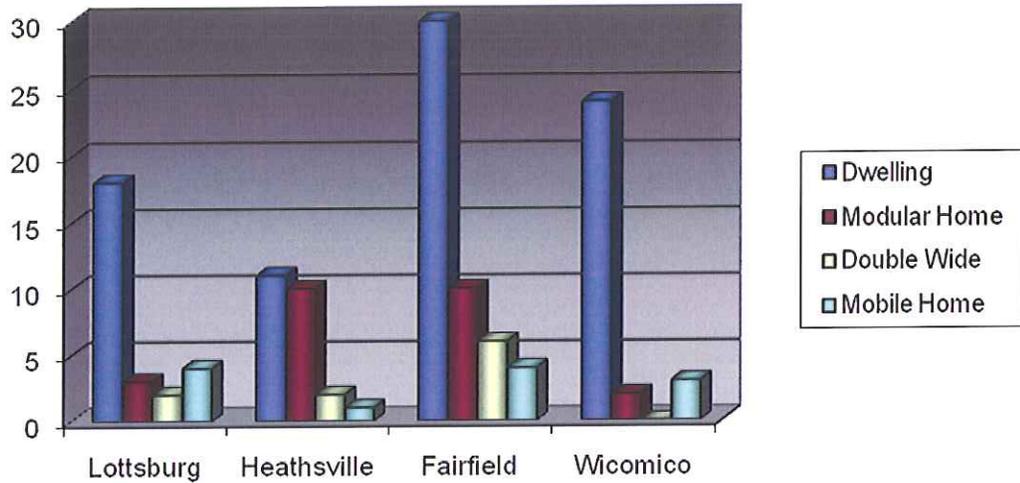


Figure 4 compares the number and type of structures located in each magisterial district of Northumberland County. As in years past, the Fairfields Magisterial District continues to show the most number of structures being constructed.

#### Comparison of Structures- By Zoning District:

During 2009, there were no dwellings, modulars, double wides, or mobile homes placed in the Industrial Light (M-1). The following table shows the number of new structures within the Conservation; C-1 zoning district, Agricultural; A-1 zoning district, Residential; R-1 zoning district, Business General; B-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
<b>Agricultural; A-1</b>	24	6	6	7	43
<b>Residential General; R-1</b>	2	1	2	1	6
<b>Residential Waterfront; R-2</b>	48	18	1	2	69
<b>Residential Restricted; R-3</b>	8	0	1	1	10
<b>Conservation; C-1</b>	1	0	0	0	1
<b>Business General; B-1</b>	0	0	0	1	1
<b>TOTAL</b>	83	25	10	12	<b>130</b>

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 2009

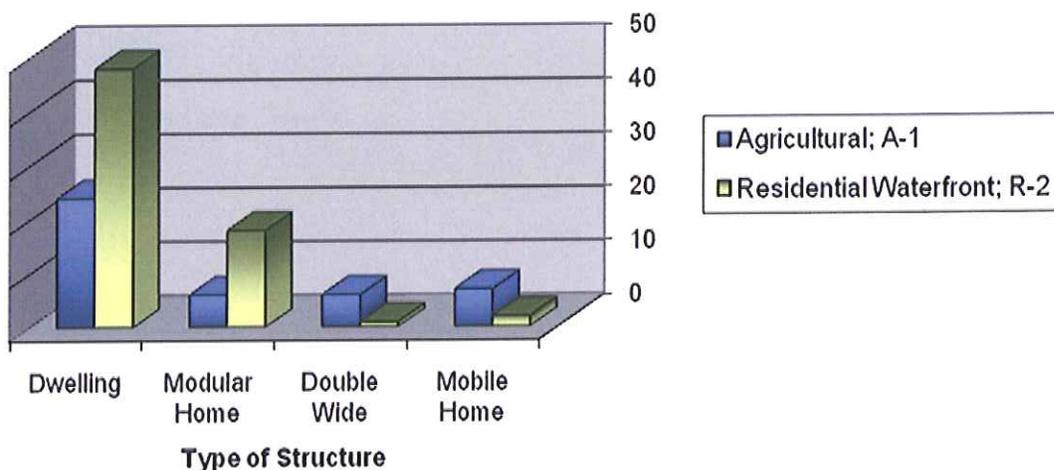


Figure 5 displays the number of structures in the two most prevalent zoning district classifications in Northumberland County.

#### Considerations, Permits, and Inspections:

The Board of Supervisors, Board of Zoning Appeals and the Wetlands Board considered a combined total of 114 requests.

The Building & Zoning Office handled an assortment of permits. A total of 432 building permits, 274 mechanical permits, 383 electrical permits, and 175 plumbing permits were issued in 2009. There were approximately 2,160 building inspections conducted during the 2009 calendar year.

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

	2009	2008	2007
<b>Zoning Permits</b>	484	544	630
<b>Conditional Use Permits</b>	15	9	12
<b>Special Exceptions Permits</b>	3	8	11
<b>Boathouse Requests- Board of Supervisors</b>	1	3	3
<b>Rezoning Requests</b>	2	1	6
<b>Mobile Home Permits</b>	12	14	18

<b>Single Family Dwellings</b>	83	76	82
<b>Modular Homes</b>	25	35	42
<b>Double Wide</b>	10	4	12
<b>Boathouses Permitted</b>	8	10	10
<b>Piers Applied For</b>	54	55	74
<b>Zoning Variances</b>	4	12	5
<b>Subdivision Variances</b>	0	1	0
<b>Chesapeake Bay Variances</b>	2	2	3
<b>Wetlands Permitted</b>	83	74	118
<b>Land Disturbing Permits</b>	163	171	228
<b>Land Disturbing Inspections</b>	354	356	470
<b>Mechanical Permits</b>	274	283	300
<b>Electrical Permits</b>	383	425	478
<b>Plumbing Permits</b>	175	225	249

Pier and Wetland Projects:

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

<u>Potomac River Waterways</u>	<u>Piers Permitted</u>	<u>Wetlands Permitted</u>	<u>Boathouses Permitted</u>	<u>Chesapeake Bay Waterways</u>	<u>Piers Permitted</u>	<u>Wetlands Permitted</u>	<u>Boathouses Permitted</u>
Bells Cove	1			Barrett's Creek	1	2	1
Cellar Cove	1	2		Belle Cove	1		
Coan River		1	2	Bells Creek		1	
Cod Creek	1	1	1	Bridge Creek	2	3	
Corbin Pond	2			Bridgeman Creek	1	1	
Cubitt Creek			1	Chesapeake Bay		2	
Dungan Cove		1		Cockrells Creek	1	4	1
Fountain Cove	1	1		Cod Creek	1	2	
Glebe Creek	4	6		Cranes Creek	1	2	
Hacks Creek	1			Dividing Creek	1	1	
Hampton Hall	1			Ellyson Creek	1		
Hull Creek	2	1		Great Wicomico	5	6	1
Judith Sound	1	1		Gougher Creek	1	1	
Kilneck Creek	10	3		Indian Creek		4	1
Kingscote Creek		1		Kent Cove		3	
Lodge Creek		1		Lawrence Cove		1	
Mill Creek		1		Little Wicomico	4	7	
Palmer Cove		2		Mill Creek	2	1	
Potomac River	3	12		Reason Creek		1	
Presley Creek	2	1		Towles Creek		1	
Snows Cove		2		Warehouse Creek	1		
Wrights Cove		1		Whays Creek	1	2	
SUBTOTAL	30	38	4	SUBTOTAL	24	45	4

Total for Both Waterways =

54

83

8