

NORTHUMBERLAND COUNTY

2016 END OF THE YEAR REPORT

ANNUAL REPORT OF THE NORTHUMBERLAND COUNTY PLANNING COMMISSION



SUBMITTED BY:
THE OFFICE OF BUILDING & ZONING
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BACKGROUND

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 2016.

PLANNING COMMISSION

During the past year, the Northumberland County Planning Commission held six (6) regular meetings. Items considered by the Commission during 2016 are as follows:

Amendments Considered:

There were no amendments considered during 2016

Rezoning:

There were no rezoning requests during 2016.

Other Public Hearings:

There were no other public hearings during 2016.

Other Considerations:

The Commission completed the process of revising the 2006 Comprehensive Plan in October 2016 and the revised Plan was sent to the Board of Supervisors who adopted the revised Comprehensive Plan on November 10, 2016.

BOARD REQUESTS

The Board of Supervisors, Board of Zoning Appeals and the Wetlands Board considered a combined total of 96 requests during the 2016 calendar year.

	2012	2013	2014	2015	2016
Boathouse Requests- Board of Supervisors	2	1	1	0	1
Chesapeake Bay Act Variances	4	3	2	4	2
Conditional Use Permits	28	16	11	9	16
Rezoning Requests	0	0	0	0	0

Special Exceptions Permits	5	1	-	-	1
Subdivision Variances	0	0	0	0	0
Wetlands Board Applications	75	64	56	50	68
Zoning Variances	8	5	2	9	8

Table 1 displays the number and types of requests that have gone before the various Boards.

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 2016 calendar year, which were processed through this office.

Comparison of Construction Cost:

In 2016, the total estimated cost of construction was \$20,900,323.98 compared to \$23,175,770.00 for 2015. The total estimated cost of construction showed a decrease of approximately -10% from 2015 to 2016.

Total Construction Cost (1982-2016)

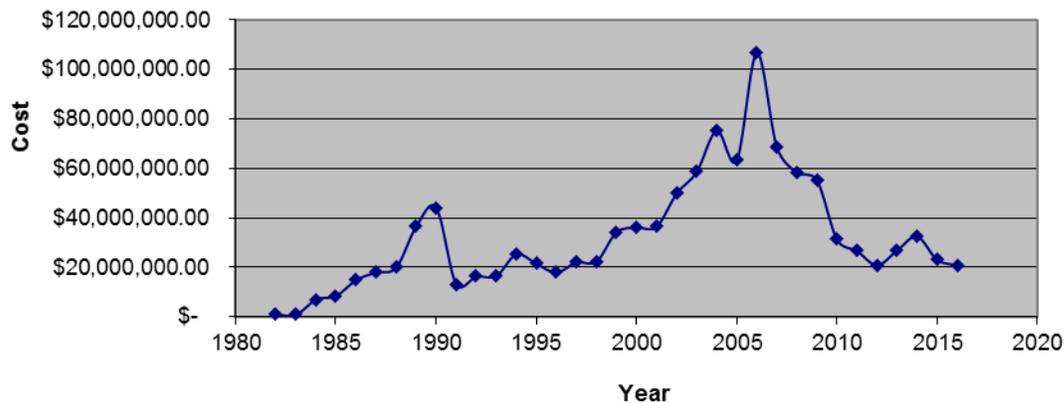


Figure 1 displays the Total Construction Cost from 1982 through 2016 for Northumberland County. These numbers are obtained from the December Building Permits Report Comparison Sheet of each year.

Comparison of Structures:

Type of Structure	2015 Number of Structures	2016 Number of Structures	% Difference	2015 Avg. Square Ft	2016 Avg. Square Ft	2015 Avg. Cost	2016 Avg. Cost
Single Family Dwelling	23	24	4%	3,537	3,113	\$292,782.61	\$267,406.63
Modular	14	7	-50%	2,338	3,419	\$233,073.29	\$244,537.14
Double Wide	3	4	33%	-	-	\$75,000.00	\$87,968.25
Mobile Home	9	3	-66%	-	-	\$29,879.39	\$19,331.47
Commercial	0*	0*	-	0	0	\$0	0

Table 2 compares structures for 2015 and 2016. The (*) denotes there were no new commercial buildings constructed, this figure does not include any remodel repair commercial work performed.

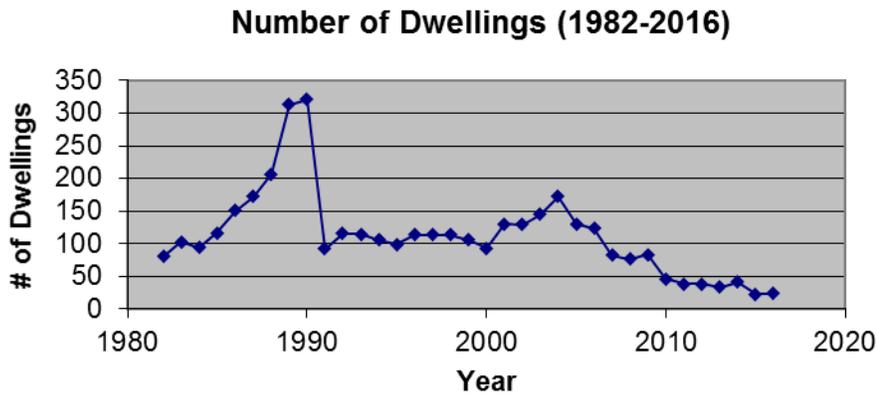


Figure 2 shows the total number of Single Family Dwellings permitted from 1982 through 2016.

Comparison of Structures- By Magisterial District:

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

	<i>Fairfield</i>	<i>Heathsville</i>	<i>Lottsburg</i>	<i>Wicomico</i>	TOTAL
Dwelling	10	2	6	6	24
Modular Home		4	1	2	7
Double Wide	2	2			4
Mobile Homes	1	2			3
Commercial					
TOTAL	13	10	7	8	38

Table 3: Numbers of each type of structure are given to show the magisterial district in which construction took place for the year 2016.

Comparison of Structures- By Zoning District:

	<i>Dwelling</i>	<i>Modular Home</i>	<i>Double Wide</i>	<i>Mobile Home</i>	<i>Commercial</i>	TOTAL
Agricultural; A-1	7	5	3	2		17
Residential General; R-1			1	1		2
Residential Waterfront; R-2	15	2				17
Residential Restricted; R-3	1					1
Residential Recreational; R-4						

Conservation; C-1						
Business General; B-1	1					1
Industrial Light; M-1						
TOTAL	24	7	4	3	0	38

Table 4: The following table shows the number of new structures from 2016 within each zoning district classification.

Permits and Inspections:

The Building & Zoning Office handles an assortment of permits. A total of 276 building permits, 182 mechanical permits, 260 electrical permits, and 80 plumbing permits were issued in 2016. There were approximately 1,380 building inspections conducted during the 2016 calendar year.

	2012	2013	2014	2015	2016
Boathouse Applications	5	5	4	1	7
Double Wide	5	5	2	3	4
Electrical Permits	331	311	324	302	260
Land Disturbing Inspections	232	210	203	145	160
Land Disturbing Permits	106	90	90	60	78
Mechanical Permits	189	195	202	197	182
Mobile Home Permits	10	6	6	9	3
Modular Homes	13	24	16	14	7
Private Pier Applications	35	28	32	32	42
Plumbing Permits	96	127	107	88	80
Single Family Dwellings	38	33	41	23	24
Zoning Permits	337	340	345	309	327

Table 5 displays various applications and permits issued by the Office of Building and Zoning for the past five years.

Piers, Wetland Projects, and Boathouses:

BOAT HOUSES = (7)

Bridge Creek	1
Bridgeman Back Cr.	1
Cockrell Creek	1
Dungan Cove	1
Gr. Wicomico River	1
Palmer Cove	1
Wright Cove	1

PRIVATE PIERS - POTOMAC RIVER = (21)

Bridge Creek	1
Coan River	1
Cod Creek	3
Dungan Cove	1
Judith Sound	2
Killneck Creek	3
Kingscote Creek	1
Lodge Creek	3
Mill Creek	1
Potomac River	3
Presley Creek	1
S. Yeocomico River	1

PRIVATE PIERS - CHESAPEAKE BAY= (21)

Barnes Creek	1
Barrett Creek	1
Betts Mill Creek	1
Cockrell Creek	1
Dividing Creek	2
Gougher Creek	1
Gr. Wicomico River	4
Henrys Creek	2
Indian Creek	1
Jarvis Creek	1
Lil Wicomico River	2
Prentice Creek	1
Sloop Creek	1
Taskmaker	1
Tipers Creek	1

WETLANDS APPLICATIONS PERMITTED= (90)

POTOMAC RIVER = (33)

Bridgeman Creek	1
Cellar Cove	1
Corbin Pond	1
Coan River	2
Cod Creek	1
Flag Pond	1
Glebe Creek	1
Hull Creek	3
Judith Sound	3
Kingscote Creek	1
Lodge Creek	1
Mill Creek	1
Potomac River	11
Palmer Cove	1
Presley Creek	1
Wright Cove	1
Yeocomico River	2

CHESAPEAKE BAY = (57)

Betts Mill Creek	1
Bridge Creek	2
Chesapeake Bay	2
Cockrell Creek	6
Cranes Creek	3
Dividing Creek	1
Gougher Creek	1
Great Wicomico River	7
Indian Creek	9
Ingram Bay	1
Lawrence Cove	2
Lil Taskmaker Creek	1
Lil Wicomico River	4
Mill Creek	3
Prentice Creek	3
Owens Pond	1
Reason Creek	1
Rogers Creek	1
Sloop Creek	1
Spences Creek	1
Taskmaker Creek	1

Tipers Creek	1
Towles Creek	1
Whays Creek	3