

NORTHUMBERLAND COUNTY

2010 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 2011.

PLANNING COMMISSION

During the past year, the Northumberland County Planning Commission held ten (10) regular meetings. 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. Article VII, Section 148-65A (11), Residential Recreational District (R-4) permitted uses: to change Non-accessory tents (maximum two-day event) to Non-accessory tents (maximum three-day event).

Article II, Section 148-6A; Article III, Section 148-18A; Article IV, Section 148-31A; Article V, Section 148-43A; Article VI, Section 148-55; Article VIII, Section 148-77A; Article IX, Section 148-86A; permitted uses in the Conservation District (C-1), Agricultural District (A-1), Residential General District (R-1), Residential Waterfront (R-2), Residential Restricted (R-3), Business General District (B-1), and Industrial Light District (M-1) respectively: to add Non-accessory tents (maximum three-day event).

Article XI, Section 148-107(17), Special Exceptions uses: amend the language to include (Four day event or greater) to the existing language of Non-accessory tent for special events).

Rezoning:

1. Request by Lawrence E. Moore, owner, for a change in zoning district classification to rezone Tax Map Parcel #28-(1)-43A from Agricultural (A-1) to Business General (B-1). The aforesaid tax map parcel is located on Rt. 360 at 16694 Northumberland Highway and presently is used as a warehouse, office, and sales office. Parcel #28-(1)43A is in the Fairfields Magisterial District containing 1.4 acres with a density of one unit per 1.4 acres.
2. The Northumberland County Planning Commission, upon request by the Board of Supervisors, will take public comments on the rezoning of the properties known as Indian Creek Estates from Residential Waterfront (R-2) to Residential Recreational (R-4). The change in zoning district classification consists of Tax Map number 53A (Sheets 1 & 2) which is located off of Bluff Point Rd. near Kilmarnock and is in the Wicomico Magisterial District. The overall density for this rezoning will not change.

The Commission spent its time this past year continuing the review of the Zoning Ordinance and following the work plan as set in the Comprehensive Plan. The Commission also reviewed the application of the proposed Bluff Point planned unit development. During 2011 the Planning Commission will continue reviewing sections of the Zoning Ordinance and will begin the five year review of the 2006 Comprehensive Plan as required by the Code of Virginia.

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 2010 calendar year, which were processed through this office.

Comparison of Construction Cost:

In 2010, the total estimated cost of construction was \$31,396,805.13 compared to \$55,346,032.36 for 2009. The total estimated cost of construction showed a decrease of 43% from 2009 to 2010.

Total Construction Cost (1982-2010)

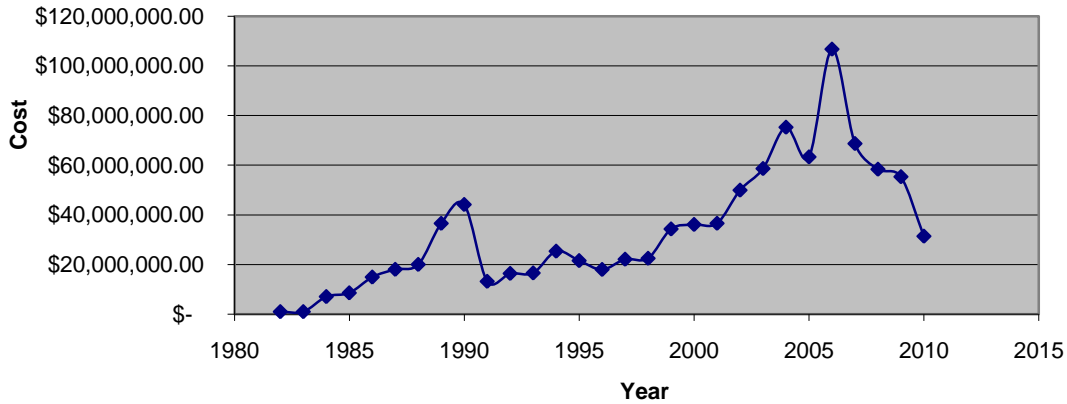


Figure 1 displays the Total Construction Cost from 1982 through 2010 for Northumberland County. These numbers are obtained from the December Building Permits Report Comparison Sheet of each year.

Comparison of Structures:

Type of Structure	2010 Number of Structures	2009 Number of Structures	% Difference	2010 Avg. Square Ft	2009 Avg. Square Ft	2010 Avg. Cost	2009 Avg. Cost
Single Family Dwelling	46	83	-45%	2,926	3,739	\$218,467.39	\$305,535.63
Modular	21	25	-16%	2,375	2,883	\$174,946.86	\$206,567.06
Double Wide	8	10	-20%	-	-	\$ 82,706.25	\$ 58,800.00
Mobile Home	10	12	-17%	-	-	\$ 23,788.60	\$ 13,708.33
Commercial	2	-	-	7,854	-	\$382,000.00	-

Table 1 compares the number of structures, average square footage, and average cost for 2009 and 2010.

Number of Dwellings (1982-2010)

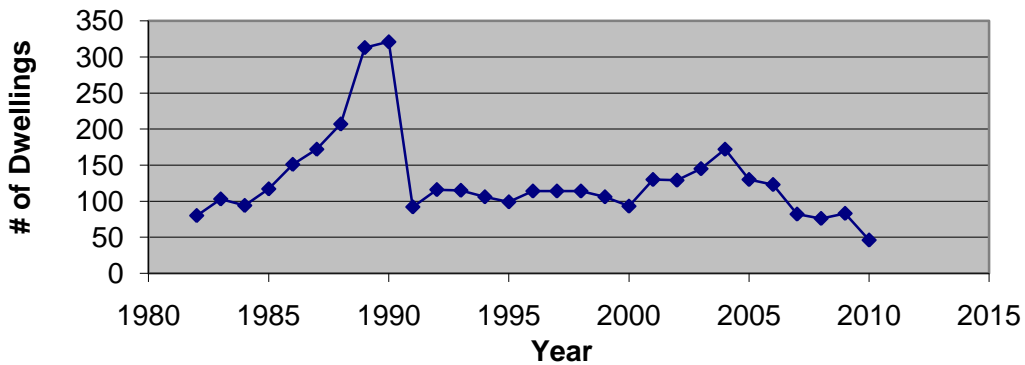


Figure 2 shows the total number of Single Family Dwellings permitted from 1982 through 2010.

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.

	Fairfield	Heathsville	Lottsburg	Wicomico	TOTAL
Dwelling	18	9	6	13	46
Modular Home	11	7	2	1	21
Double Wide	2	0	3	3	8
Mobile Homes	4	4	2	0	10
Commercial	0	1	0	1	2
TOTAL	35	21	13	18	87

Table 2: Numbers of each type of structure are given to show the magisterial district in which construction took place for the year 2010. As in years past, the Fairfields Magisterial District continues to show the greatest number of structures being constructed.

Comparison of Structures- By Zoning District:

	Dwelling	Modular Home	Double Wide	Mobile Home	Commercial	TOTAL
Agricultural; A-1	24	8	6	6	0	44
Residential General; R-1	1	0	1	2	0	4
Residential Waterfront; R-2	18	13	1	2	0	34
Residential Restricted; R-3	3	0	0	0	0	3
Conservation; C-1	0	0	0	0	0	0
Business General; B-1	0	0	0	0	1	1
Industrial Light; M-1	0	0	0	0	1	1
TOTAL	46	21	8	10	2	87

Table 3: The following table shows the number of new structures from 2010 within each zoning district classification.

Permits and Inspections:

The Building & Zoning Office handled an assortment of permits. A total of 352 building permits, 213 mechanical permits, 338 electrical permits, and 154 plumbing permits were issued in 2010. There were approximately 1,760 building inspections conducted during the 2010 calendar year.

	2006	2007	2008	2009	2010
Boathouse Applications	13	10	10	8	7
Double Wide	17	12	4	10	8
Electrical Permits	553	478	425	383	338
Land Disturbing Inspections	603	470	356	354	261
Land Disturbing Permits	262	228	171	163	126
Mechanical Permits	358	300	283	274	213
Mobile Home Permits	21	18	14	12	10
Modular Homes	79	42	35	25	21
Pier Applications	125	74	55	54	30
Plumbing Permits	316	249	225	175	154
Single Family Dwellings	123	82	76	83	46
Wetlands Permitted	139	118	74	83	69
Zoning Permits	756	630	544	484	372

Table 4 displays permits issued by the Office of Building and Zoning for the past five years.

Piers, Wetland Projects, and Boathouses:

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>
Bells Cove		1	
Coan River		3	
Cod Creek	1	3	2
Corbin Pond		1	
Dungan Cove		2	
Glebe Creek		4	
Hull Creek		3	
Judith Sound		1	
Kingscote Creek		1	
Little Kilneck Creek		1	
Lodge Creek		1	
Owens Pond		2	
Palmer Cove		3	
Potomac River	2	10	
Rock Hole Creek	1	1	
Rogers Creek	4	1	
Wilkins Creek		2	
SUBTOTAL	8	40	2

<u>Chesapeake Bay Waterways</u>	<u>Piers Permitted</u>	<u>Wetlands Permitted</u>	<u>Boathouses Permitted</u>
Barrett's Creek	1		
Bells Creek		1	
Bridge Creek		2	
Bridgeman Creek		1	
Chesapeake Bay		1	
Cockrells Creek	2	4	
Cranes Creek	1		
Dividing Creek	1		
Ellyson Creek	1		
Great Wicomico	1	7	2
Guarding Point Crk	1		
Harveys Creek	2	1	
Indian Creek	1	2	
Jarvis Creek	1	1	
Little Taskmaker	2	2	
Little Wicomico	3	4	
Mill Creek	3		1
Prentice Creek		1	
Reason Creek			2
Slough Creek	1		
Tipers Creek		1	
Whays Creek	1	1	
SUBTOTAL	22	29	5

Total for Both Waterways = 30 69 7

Table 5 displays the number of permitted piers, wetland projects, and boathouses by water body.

BOARD REQUESTS

The Board of Supervisors, Board of Zoning Appeals and the Wetlands Board considered a combined total of 98 requests during the 2010 calendar year.

	2006	2007	2008	2009	2010
Boathouse Requests- Board of Supervisors	9	3	3	1	1
Chesapeake Bay Act Variances	3	3	2	2	6
Conditional Use Permits	12	12	9	15	8
Rezoning Requests	2	6	1	2	1*
Special Exceptions Permits	13	11	8	3	5
Subdivision Variances	0	0	1	0	0
Zoning Variances	6	5	12	4	8

*Table 6 displays the number and types of requests that have gone before the various Boards. *Although there were two rezonings heard by the Planning Commission, there was only one heard by the Board of Supervisors as the Moore request was withdrawn after the Commission heard the request.*