

NORTHUMBERLAND COUNTY

2012 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 2013.

PLANNING COMMISSION

During the past year, the Northumberland County Planning Commission held seven (7) regular meetings. Items considered by the Commission during 2012 are as follows:

Amendments Considered:

1. An amendment to the Northumberland County Zoning Ordinance to define Pawnbroker Shop and Precious Metals Dealer Shop, as well as, to add these two uses as a Conditional Use in the Business General District (B-1).
2. An amendment to the Northumberland County Zoning Ordinance Chapter 148 Article II, Section 148-6B; Use Regulations for the Conservation District (C-1), to include "Tourist Homes" as a Conditional Use.
3. Proposed amendments to the County's Chesapeake Bay Preservation Area Ordinance as required by the Chesapeake Bay Local Assistance Board.

Rezoning:

There were no rezoning requests during 2012.

Other Public Hearings:

1. Public hearings were held for the various sections of the proposed Zoning Ordinance.

Other Considerations:

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. During 2013, the Planning Commission will finalize its review of the Zoning Ordinance and will begin reviewing 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 2012 calendar year, which were processed through this office.

Comparison of Construction Cost:

In 2012, the total estimated cost of construction was \$20,992,554.54 compared to \$26,709,441.43 for 2011. The total estimated cost of construction showed a decrease of approximately 21% from 2011 to 2012.

Total Construction Cost (1982-2012)

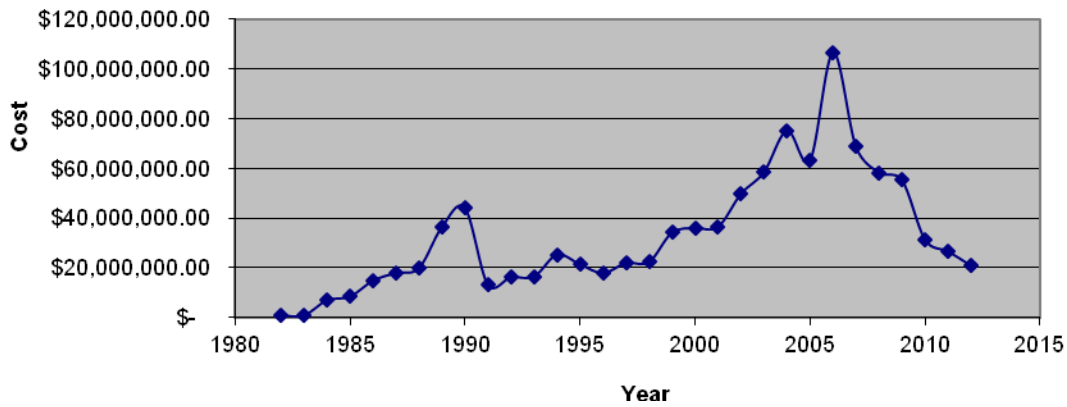


Figure 1 displays the Total Construction Cost from 1982 through 2012 for Northumberland County. These numbers are obtained from the December Building Permits Report Comparison Sheet of each year.

Comparison of Structures:

Type of Structure	2012 Number of Structures	2011 Number of Structures	% Difference	2012 Avg. Square Ft	2011 Avg. Square Ft	2012 Avg. Cost	2011 Avg. Cost
Single Family Dwelling	38	38	0 %	2,774	2,062	\$232,280.26	\$150,552.08
Modular	13	14	-7 %	2,400	2,662	\$161,653.85	\$166,538.00
Double Wide	5	6	-17 %	-	-	\$79,500.00	\$53,067.17
Mobile Home	10	6	67 %	-	-	\$18,744.40	\$13,000.00
Commercial	0*	0*	0 %	0	0	\$0	\$0

Table 1 compares the number of structures permitted, average square footage, and average cost for 2011 and 2012. The () denotes there were no new commercial buildings constructed, this figure does not include any remodel repair commercial work performed.*

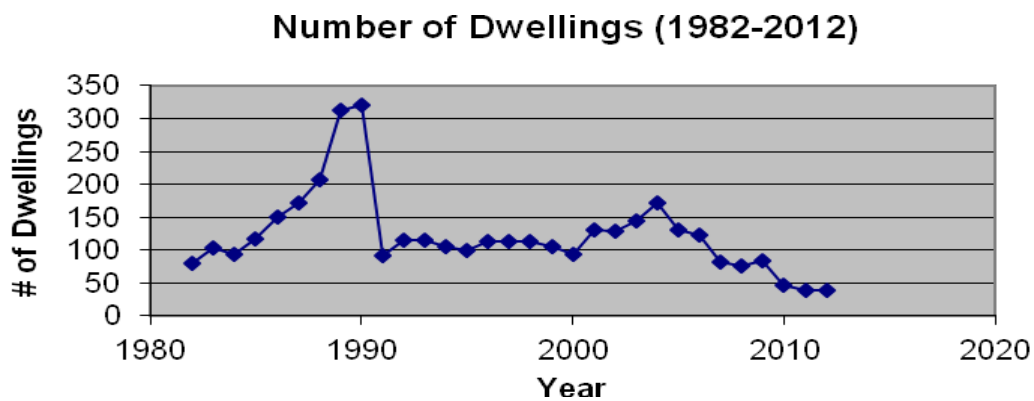


Figure 2 shows the total number of Single Family Dwellings permitted from 1982 through 2012.

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	13	5	5	15	38
Modular Home	5	2	5	1	13
Double Wide	1	3	1	0	5
Mobile Homes	4	4	1	1	10
Commercial	0	0	0	0	0
TOTAL	23	14	12	17	66

Table 2: Numbers of each type of structure are given to show the magisterial district in which construction took place for the year 2012.

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	9	6	4	7	0	26
Residential General; R-1	0	0	1	0	0	1
Residential Waterfront; R-2	22	7	0	2	0	31
Residential Restricted; R-3	4	0	0	1	0	5
Residential Recreational; R-4	3	0	0	0	0	3
Conservation; C-1	0	0	0	0	0	0
Business General; B-1	0	0	0	0	0	0
Industrial Light; M-1	0	0	0	0	0	0
TOTAL	38	13	5	10	0	66

Table 3: The following table shows the number of new structures from 2012 within each zoning district classification.

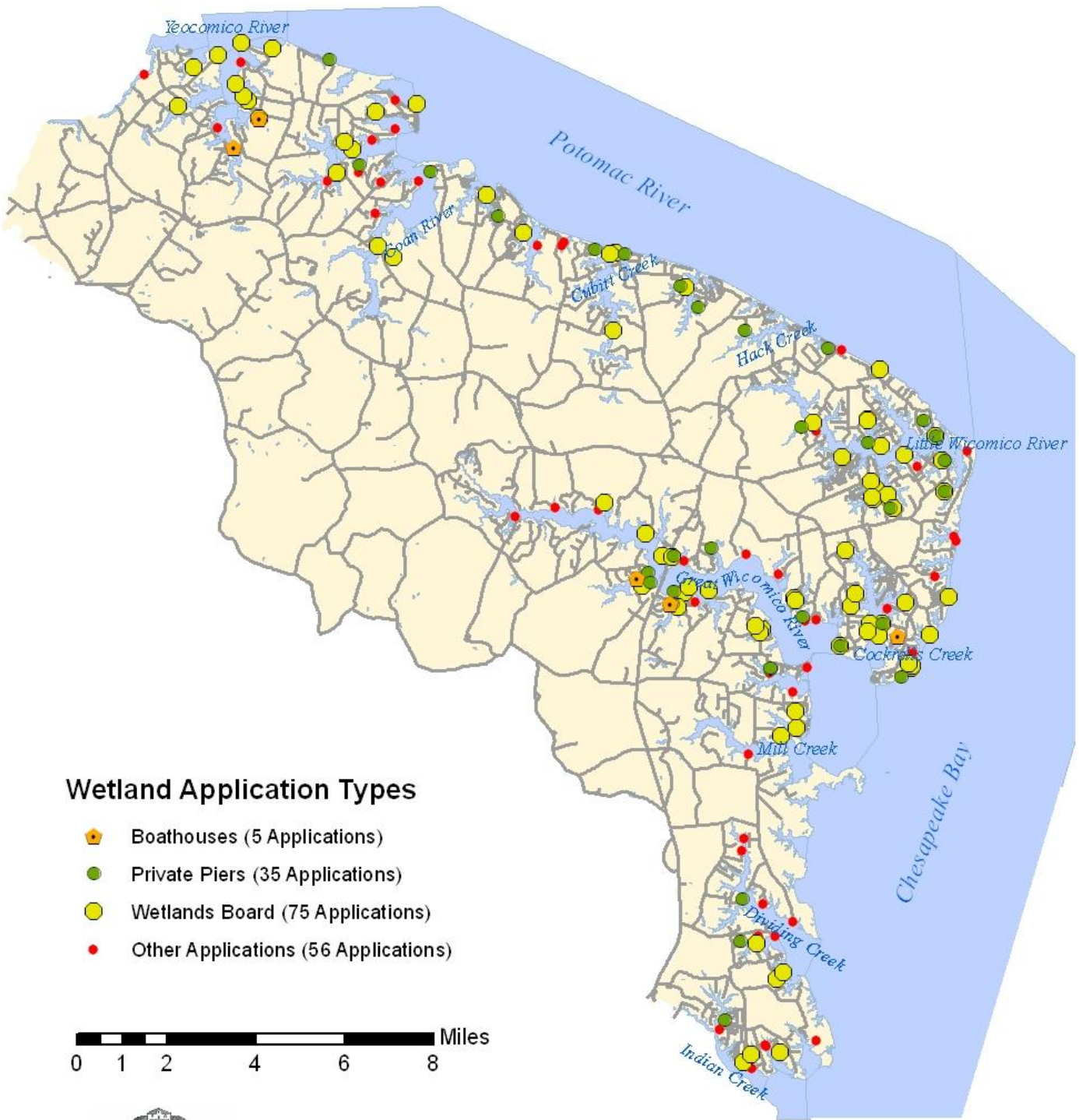
Permits and Inspections:

The Building & Zoning Office handles an assortment of permits. A total of 293 building permits, 189 mechanical permits, 331 electrical permits, and 96 plumbing permits were issued in 2012. There were approximately 1,465 building inspections conducted during the 2012 calendar year.

	2008	2009	2010	2011	2012
Boathouse Applications	10	8	7	7	5
Double Wide	4	10	8	6	5
Electrical Permits	425	383	338	304	331
Land Disturbing Inspections	356	354	261	227	232
Land Disturbing Permits	171	163	126	106	106
Mechanical Permits	283	274	213	202	189
Mobile Home Permits	14	12	10	6	10
Modular Homes	35	25	21	14	13
Private Pier Applications	55	54	30	42	35
Plumbing Permits	225	175	154	137	96
Single Family Dwellings	76	83	46	38	38
Zoning Permits	544	484	372	337	337

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

Northumberland County, Virginia 2012 Wetland Applications



Map created on January 9, 2013
Data Sources:
Northumberland County Wetlands Database



Image 1 displays the 2012 Wetland Application locations within Northumberland.

BOARD REQUESTS

The Board of Supervisors, Board of Zoning Appeals and the Wetlands Board considered a combined total of 97 requests during the 2012 calendar year.

	2008	2009	2010	2011	2012
Boathouse Requests- Board of Supervisors	3	1	1	1	2
Chesapeake Bay Act Variances	2	2	6	4	4
Conditional Use Permits	9	15	8	10	28
Rezoning Requests	1	2	1*	1	0
Special Exceptions Permits	8	3	5	5	5
Subdivision Variances	1	0	0	0	0
Wetlands Board Applications	74	83	69	68	75
Zoning Variances	12	4	8	6	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 one of the requests was withdrawn after the Commission's Public Hearing.*