

NORTHUMBERLAND COUNTY

2013 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 2014.

PLANNING COMMISSION

During the past year, the Northumberland County Planning Commission held six (6) regular meetings. Items considered by the Commission during 2013 are as follows:

Amendments Considered:

1. Amendments to the Zoning Ordinance from the Commission's review of the entire Zoning Ordinance.
2. An amendment to the Northumberland County Chesapeake Bay Preservation Area Ordinance Chapter 154 Article IV, Section 54-17 B; Nonconforming use and development waivers, to:
 - a. Strike the word "use" and replace with the word "structure" for clarification.
 - b. Add the following language referring to those structures in the seaward 50 foot RPA- "...; except that if the square footage of the footprint to be remodeled, altered, or replaced is equal to or less than the existing footprint, such modifications may be approved by the Administrator."
3. An amendment to the Northumberland County Zoning Ordinance Chapter 148 Article XVI, Section 148-166; Conditional use permit, to add: "D. In addition to any other remedies provided by law, the Zoning Administrator or designee, upon his/her determination that one or more of the conditions set forth in the Conditional Use Permit have been violated, may issue a cease and desist order. Said order shall require the owner/operator to immediately cease operation thereunder and shall be mailed to the owner and operator and posted on the front door of the property. The order shall advise that the permitted activity may not be restarted until the violations are corrected within the specified time period as verified by the Zoning Administrator, and if not corrected, a hearing will be held by the Board of Supervisors on the earliest regular meeting date that complies with the advertisement requirements of 15.2-2204 of the Code of Virginia, to determine whether the permit should be revoked."

4. Section 148-3; An amendment to the Northumberland County Zoning Ordinance Chapter 148 Article I, Definition of “Tourist Home” to read as follows: “A dwelling where only lodging is provided, for compensation, for 14 or fewer persons (in contradiction to hotels and boardinghouses) and open to transients, defined hereunder as individuals who will occupy the dwelling for less than 30 days.”
5. An amendment to the Northumberland County Zoning Ordinance Chapter 148 Article I, Section 148-5; Usages for the Agricultural District (A-1), Conservation District (C-1), Residential General District (R-1), Residential Waterfront District (R-2), Residential Restricted District (R-3), and Residential Recreational District (R-4), to include “Tourist Home” as a Permitted Use.
6. An amendment to the Northumberland County Zoning Ordinance Chapter 148 Article XIV, Section 148-155; Additional Regulations, to add Tourist Home Requirements.

Rezoning:

There were no rezoning requests during 2013.

Other Public Hearings:

There were no other public hearings during 2013.

Other Considerations:

The Commission spent its time this past year finalizing its review of the Zoning Ordinance and following the work plan as set in the Comprehensive Plan. During 2014, the Planning Commission will begin reviewing the 2006 Comprehensive Plan as required by the Code of Virginia.

BOARD REQUESTS

The Board of Supervisors, Board of Zoning Appeals and the Wetlands Board considered a combined total of 90 requests during the 2013 calendar year.

	2009	2010	2011	2012	2013
Boathouse Requests- Board of Supervisors	1	1	1	2	1
Chesapeake Bay Act Variances	2	6	4	4	3
Conditional Use Permits	15	8	10	28	16
Rezoning Requests	2	1*	1	0	0
Special Exceptions Permits	3	5	5	5	1
Subdivision Variances	0	0	0	0	0
Wetlands Board Applications	83	69	68	75	64
Zoning Variances	4	8	6	8	5

*Table 1 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.*

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 2013 calendar year, which were processed through this office.

Comparison of Construction Cost:

In 2013, the total estimated cost of construction was \$26,897,085.00 compared to \$20,992,554.54 for 2012. The total estimated cost of construction showed an increase of approximately 28% from 2012 to 2013.

Total Construction Cost (1982-2013)

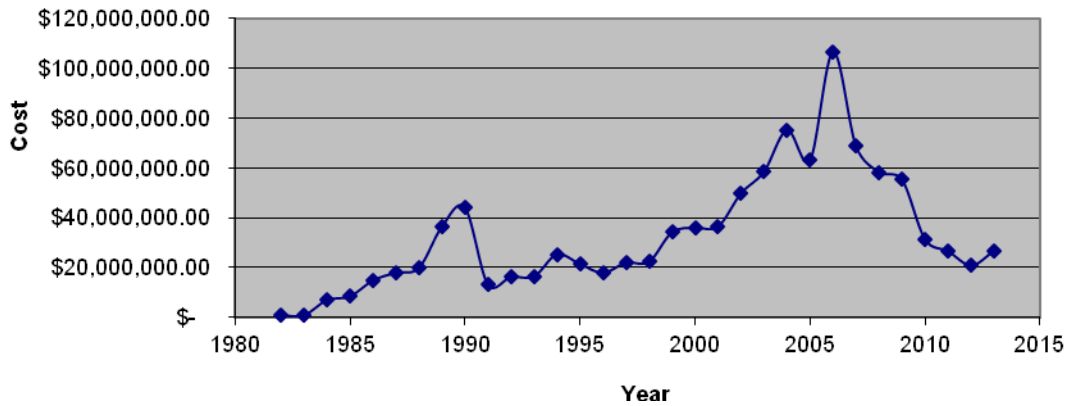


Figure 1 displays the Total Construction Cost from 1982 through 2013 for Northumberland County. These numbers are obtained from the December Building Permits Report Comparison Sheet of each year.

Comparison of Structures:

Type of Structure	2013 Number of Structures	2012 Number of Structures	% Difference	2013 Avg. Square Ft	2012 Avg. Square Ft	2013 Avg. Cost	2012 Avg. Cost
Single Family Dwelling	33	38	-13%	3,084	2,774	\$247,545.27	\$232,280.26
Modular	24	13	85%	2219	2,400	\$174,342.58	\$161,653.85
Double Wide	5	5	0%	-	-	\$80,978.80	\$79,500.00
Mobile Home	6	10	- 40%	-	-	\$11,666.67	\$18,744.40
Commercial	0*	0*	0%	0	0	\$0	\$0

Table 2 compares structures for 2012 and 2013. The () denotes there were no new commercial buildings constructed, this figure does not include any remodel repair commercial work performed.*

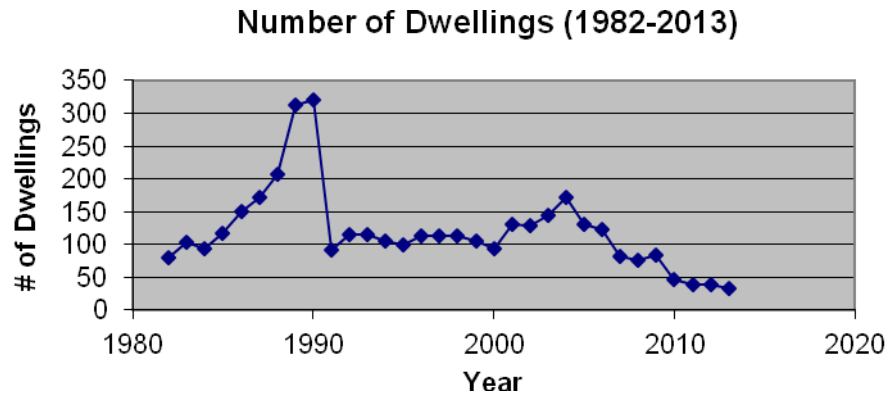


Figure 2 shows the total number of Single Family Dwellings permitted from 1982 through 2013.

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	12	3	7	11	33
Modular Home	8	7	4	5	24
Double Wide	1	1	1	2	5
Mobile Homes	1	3	2	0	6
Commercial	0	0	0	0	0
TOTAL	22	14	14	18	68

Table 3: Numbers of each type of structure are given to show the magisterial district in which construction took place for the year 2013.

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	10	10	4	4	0	28
Residential General; R-1	1	0	0	0	0	1
Residential Waterfront; R-2	19	11	0	1	0	31
Residential Restricted; R-3	2	2	1	1	0	6
Residential Recreational; R-4	0	0	0	0	0	0
Conservation; C-1	1	1	0	0	0	2
Business General; B-1	0	0	0	0	0	0
Industrial Light; M-1	0	0	0	0	0	0
TOTAL	33	24	5	6	0	68

Table 4: The following table shows the number of new structures from 2013 within each zoning district classification.

Permits and Inspections:

The Building & Zoning Office handles an assortment of permits. A total of 319 building permits, 195 mechanical permits, 311 electrical permits, and 127 plumbing permits were issued in 2013. There were approximately 1,595 building inspections conducted during the 2013 calendar year.

	2009	2010	2011	2012	2013
Boathouse Applications	8	7	7	5	5
Double Wide	10	8	6	5	5
Electrical Permits	383	338	304	331	311
Land Disturbing Inspections	354	261	227	232	210
Land Disturbing Permits	163	126	106	106	90
Mechanical Permits	274	213	202	189	195
Mobile Home Permits	12	10	6	10	6
Modular Homes	25	21	14	13	24
Private Pier Applications	54	30	42	35	28
Plumbing Permits	175	154	137	96	127
Single Family Dwellings	83	46	38	38	33
Zoning Permits	484	372	337	337	340

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

Northumberland County, Virginia 2013 Wetland Applications

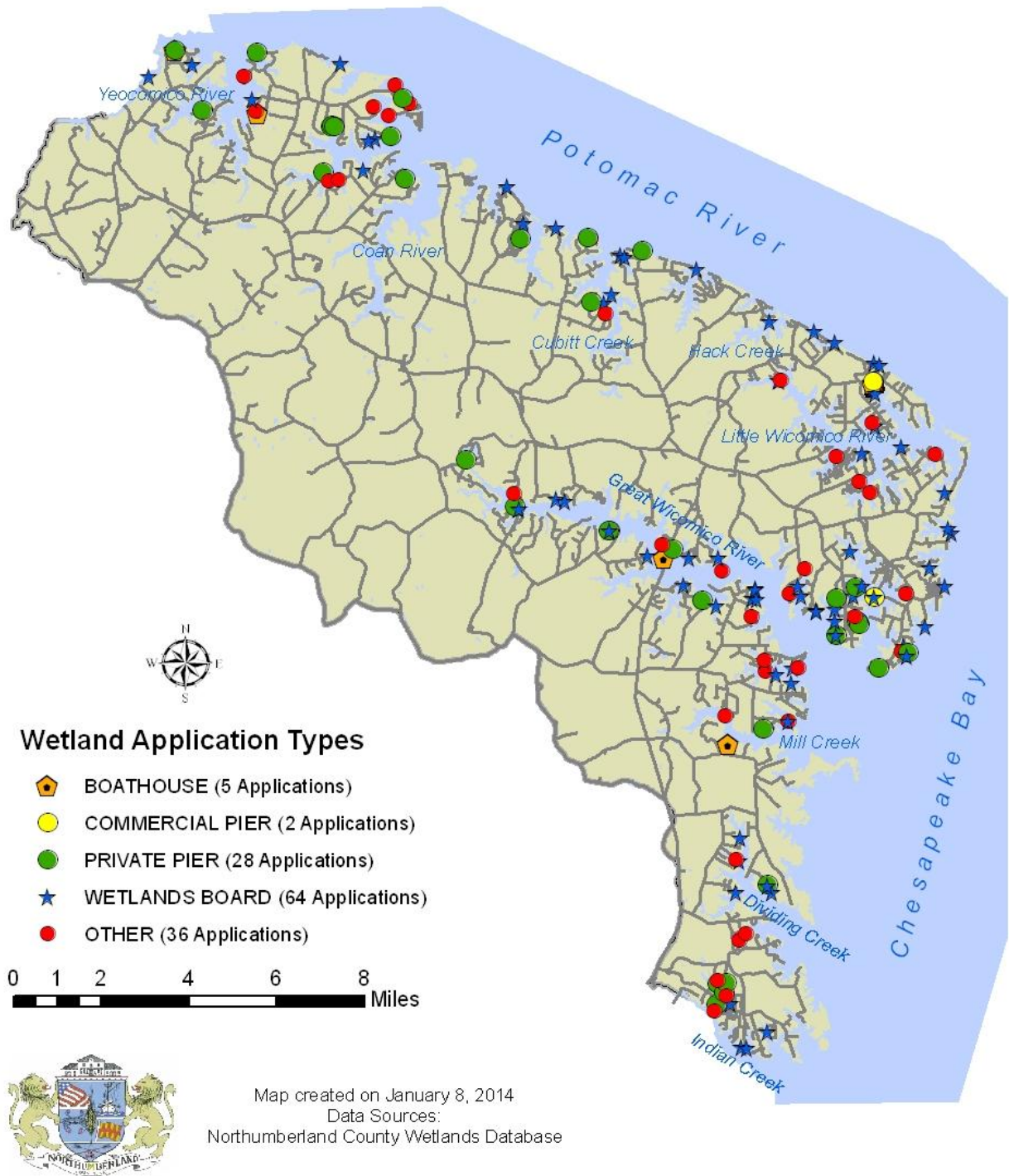


Image 1 displays the 2013 Wetland Application locations within Northumberland.