

NORTHUMBERLAND COUNTY

2014 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 2015.

PLANNING COMMISSION

During the past year, the Northumberland County Planning Commission held six (6) regular meetings. Items considered by the Commission during 2014 are as follows:

Amendments Considered:

1. An amendment to the Northumberland County Chesapeake Bay Preservation Area Ordinance Chapter 54 Article IV, Section 54-12; Lot Size, to add the underlined language in the last sentence as follows: “The area that is deemed sufficient to accommodate a proposed development shall be a minimum of 15,000 square feet.”
2. An amendment to the Northumberland County Zoning Ordinance Chapter 148 regarding Tourist Homes and Vacation Home Rentals.
3. An amendment to the Northumberland County Zoning Ordinance Chapter 148 Article I, Section 148-5; Usages, to: Allow “Aquaculture Facility, Commercial” as a permitted use in the Agricultural District (A-1) as required by a recent amendment to the Code of Virginia.

Rezoning:

There were no rezoning requests during 2014.

Other Public Hearings:

There were no other public hearings during 2014.

Other Considerations:

The Commission started the process of reviewing the 2006 Comprehensive Plan in 2014 and will continue this review in 2015.

BOARD REQUESTS

The Board of Supervisors, Board of Zoning Appeals and the Wetlands Board considered a combined total of 72 requests during the 2014 calendar year.

	2010	2011	2012	2013	2014
Boathouse Requests- Board of Supervisors	1	1	2	1	1
Chesapeake Bay Act Variances	6	4	4	3	2
Conditional Use Permits	8	10	28	16	11
Rezoning Requests	1*	1	0	0	0
Special Exceptions Permits	5	5	5	1	-
Subdivision Variances	0	0	0	0	0
Wetlands Board Applications	69	68	75	64	56
Zoning Variances	8	6	8	5	2

*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 2014 calendar year, which were processed through this office.

Comparison of Construction Cost:

In 2014, the total estimated cost of construction was \$32,553,021.78 compared to \$26,897,085.00 for 2013. The total estimated cost of construction showed an increase of approximately 21% from 2013 to 2014.

Total Construction Cost (1982-2014)

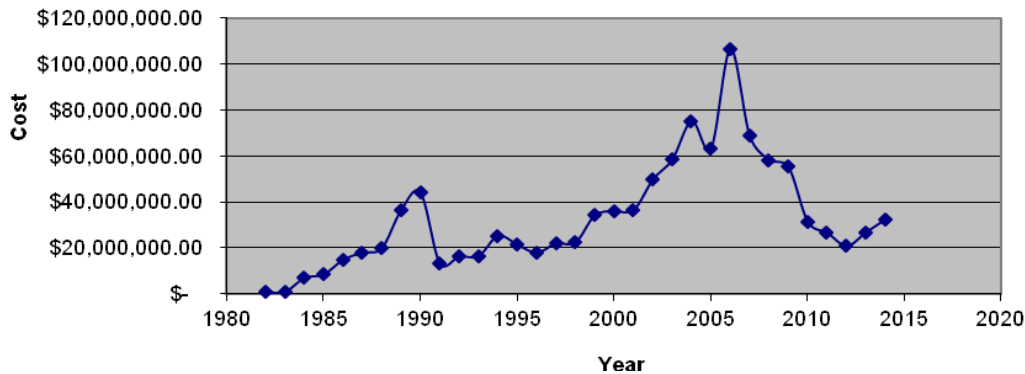


Figure 1 displays the Total Construction Cost from 1982 through 2014 for Northumberland County. These numbers are obtained from the December Building Permits Report Comparison Sheet of each year.

Comparison of Structures:

Type of Structure	2013 Number of Structures	2014 Number of Structures	% Difference	2013 Avg. Square Ft	2014 Avg. Square Ft	2013 Avg. Cost	2014 Avg. Cost
Single Family Dwelling	33	41	24	3,084	3,669	\$247,545.27	\$290,875.51
Modular	24	16	-33	2,219	2,600	\$174,342.58	\$207,894.63
Double Wide	5	2	-60	-	-	\$80,978.80	\$97,500.00
Mobile Home	6	6	0	-	-	\$11,666.67	\$26,408.33
Commercial	0*	4	-	0	6,794	\$0	\$842,000.00

Table 2 compares structures for 2013 and 2014. The (*) denotes there were no new commercial buildings constructed, this figure does not include any remodel repair commercial work performed.

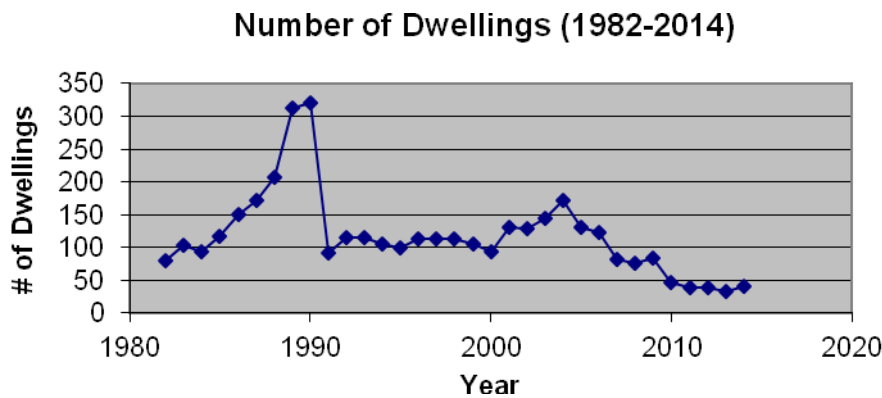


Figure 2 shows the total number of Single Family Dwellings permitted from 1982 through 2014.

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	6	10	13	41
Modular Home	3	4	4	5	16
Double Wide	0	0	0	0	2
Mobile Homes	3	1	1	1	6
Commercial	2	3	0	0	5
TOTAL	20	14	15	19	70

Table 3: Numbers of each type of structure are given to show the magisterial district in which construction took place for the year 2014.

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	11	7	2	2	2	24
Residential General; R-1	0	1	0	1	0	2
Residential Waterfront; R-2	28	7	0	3	0	38
Residential Restricted; R-3	1	0	0	0	0	1
Residential Recreational; R-4	0	1	0	0	0	1
Conservation; C-1	1	0	0	0	0	1
Business General; B-1	0	0	0	0	1	1
Industrial Light; M-1	0	0	0	0	2	2
TOTAL	41	16	2	6	5	70

Table 4: The following table shows the number of new structures from 2014 within each zoning district classification.

Permits and Inspections:

The Building & Zoning Office handles an assortment of permits. A total of 302 building permits, 202 mechanical permits, 324 electrical permits, and 107 plumbing permits were issued in 2014. There were approximately 1,510 building inspections conducted during the 2014 calendar year.

	2010	2011	2012	2013	2014
Boathouse Applications	7	7	5	5	4
Double Wide	8	6	5	5	2
Electrical Permits	338	304	331	311	324
Land Disturbing Inspections	261	227	232	210	203
Land Disturbing Permits	126	106	106	90	90
Mechanical Permits	213	202	189	195	202
Mobile Home Permits	10	6	10	6	6
Modular Homes	21	14	13	24	16
Private Pier Applications	30	42	35	28	32
Plumbing Permits	154	137	96	127	107
Single Family Dwellings	46	38	38	33	41
Zoning Permits	372	337	337	340	345

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

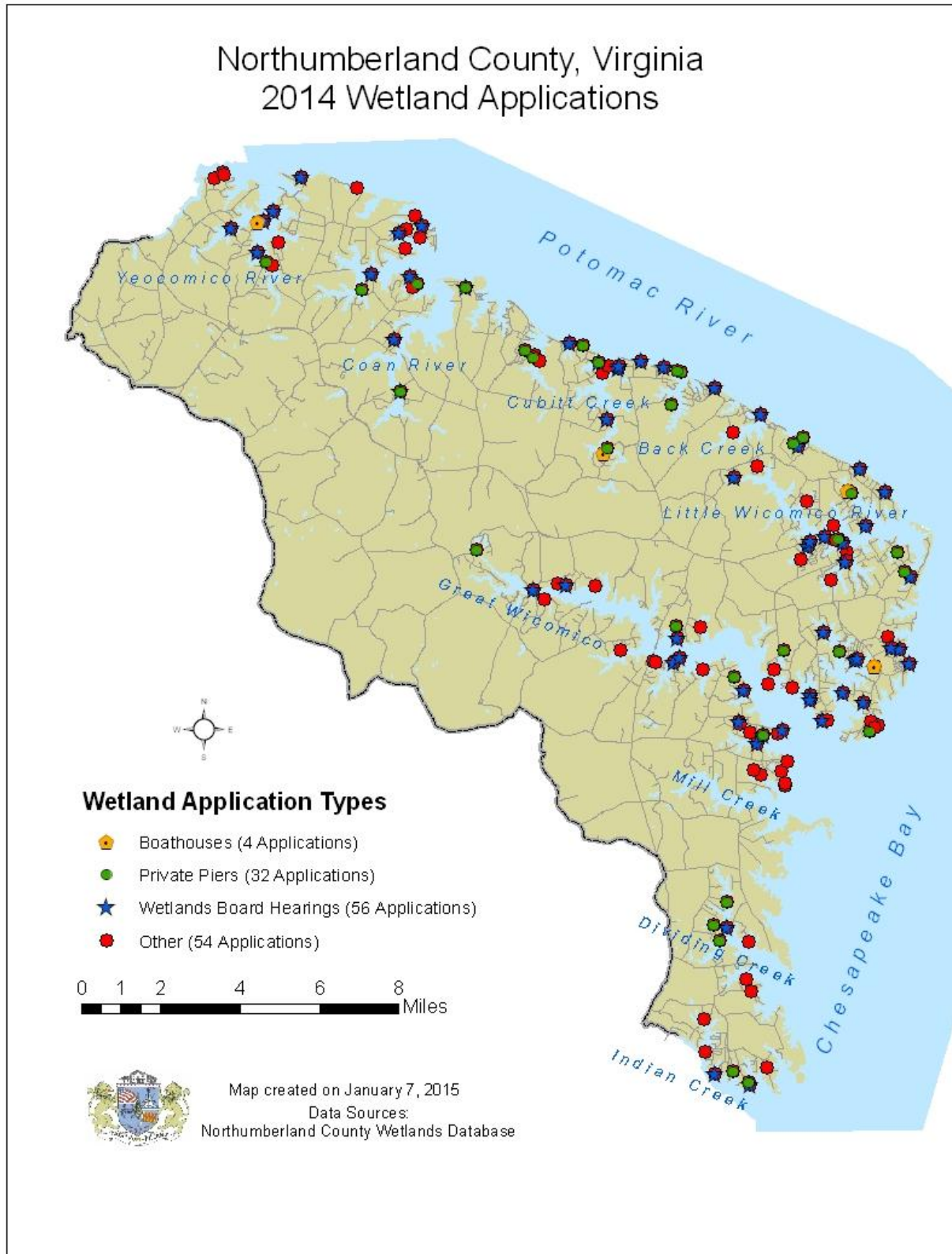


Image 1 displays the 2014 Wetland Application locations within Northumberland.