

NORTHUMBERLAND COUNTY

2015 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 2015 are as follows:

Amendments Considered:

1. An amendment to the Northumberland County Zoning Ordinance Chapter 148 to define Brewery/Microbrewery/Distillery. The amendment also considered adding this use as a Conditional Use Permit within the Agricultural, Residential Waterfront, and Business General Zoning Districts.
2. An amendment to the Northumberland County Zoning Ordinance Chapter 148 updating language due to recent modifications to the State Code regarding the Board of Zoning Appeals.
3. An amendment to the Northumberland County Zoning Ordinance Chapter 148 to determine whether Bed and Breakfast/Tourist Home establishments should be allowed as a permitted use in the Agricultural, Conservation, Residential General, Residential Waterfront, and Business General Zoning Districts.

Rezoning:

There were no rezoning requests during 2015.

Other Public Hearings:

There were no other public hearings during 2015.

Other Considerations:

The Commission started the process of reviewing the 2006 Comprehensive Plan in 2014 and will finalize this review in 2016.

BOARD REQUESTS

The Board of Supervisors, Board of Zoning Appeals and the Wetlands Board considered a combined total of 72 requests during the 2015 calendar year.

	2011	2012	2013	2014	2015
Boathouse Requests- Board of Supervisors	1	2	1	1	0
Chesapeake Bay Act Variances	4	4	3	2	4
Conditional Use Permits	10	28	16	11	9
Rezoning Requests	1	0	0	0	0
Special Exceptions Permits	5	5	1	-	-
Subdivision Variances	0	0	0	0	0
Wetlands Board Applications	68	75	64	56	50
Zoning Variances	6	8	5	2	9

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 2015 calendar year, which were processed through this office.

Comparison of Construction Cost:

In 2015, the total estimated cost of construction was \$23,175,770.00 compared to \$32,553,021.78 for 2014. The total estimated cost of construction showed a decrease of approximately -29% from 2014 to 2015.

Total Construction Cost (1982-2015)

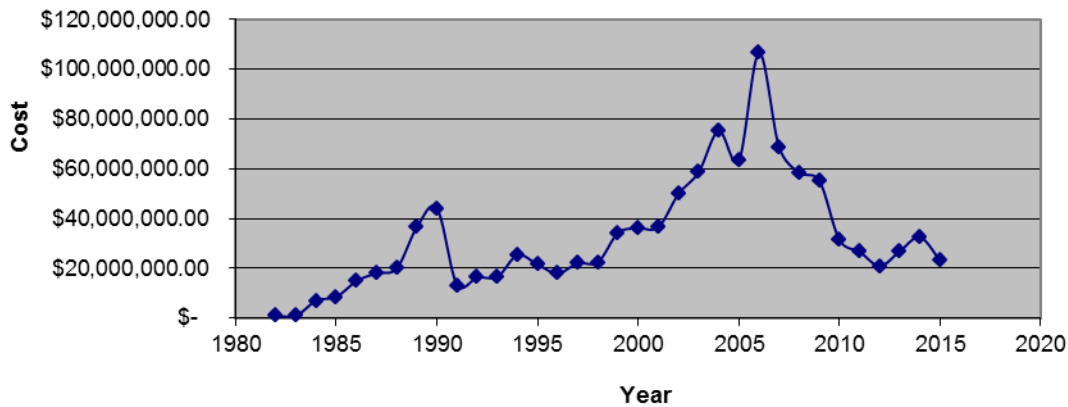


Figure 1 displays the Total Construction Cost from 1982 through 2015 for Northumberland County. These numbers are obtained from the December Building Permits Report Comparison Sheet of each year.

Comparison of Structures:

Type of Structure	2014 Number of Structures	2015 Number of Structures	% Difference	2014 Avg. Square Ft	2015 Avg. Square Ft	2014 Avg. Cost	2015 Avg. Cost
Single Family Dwelling	41	23	-44%	3,669	3,537	\$290,875.51	\$292,782.61
Modular	16	14	-13%	2,600	2,338	\$207,894.63	\$233,073.29
Double Wide	2	3	50%	-	-	\$97,500.00	\$75,000.00
Mobile Home	6	9	50%	-	-	\$26,408.33	\$29,879.39
Commercial	4	0*	-	6,794	0	\$842,000.00	0

Table 2 compares structures for 2014 and 2015. The (*) denotes there were no new commercial buildings constructed, this figure does not include any remodel repair commercial work performed.

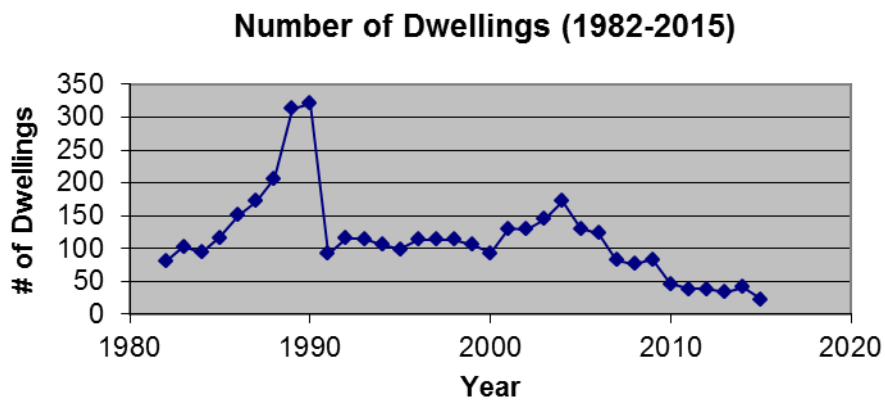


Figure 2 shows the total number of Single Family Dwellings permitted from 1982 through 2015.

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	6	5	4	8	23
Modular Home	6	2	4	2	14
Double Wide		1	1	1	3
Mobile Homes	1	1	6	1	9
Commercial					
TOTAL	13	9	15	12	49

Table 3: Numbers of each type of structure are given to show the magisterial district in which construction took place for the year 2015.

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	3	4	3	6		16
Residential General; R-1				1		1
Residential Waterfront; R-2	20	10		2		32
Residential Restricted; R-3						
Residential Recreational; R-4						
Conservation; C-1						
Business General; B-1						
Industrial Light; M-1						
TOTAL	23	14	3	9	0	49

Table 4: The following table shows the number of new structures from 2015 within each zoning district classification.

Permits and Inspections:

The Building & Zoning Office handles an assortment of permits. A total of 271 building permits, 197 mechanical permits, 302 electrical permits, and 88 plumbing permits were issued in 2015. There were approximately 1,355 building inspections conducted during the 2015 calendar year.

	2011	2012	2013	2014	2015
Boathouse Applications	7	5	5	4	1
Double Wide	6	5	5	2	3
Electrical Permits	304	331	311	324	302
Land Disturbing Inspections	227	232	210	203	145
Land Disturbing Permits	106	106	90	90	60
Mechanical Permits	202	189	195	202	197
Mobile Home Permits	6	10	6	6	9
Modular Homes	14	13	24	16	14
Private Pier Applications	42	35	28	32	32
Plumbing Permits	137	96	127	107	88
Single Family Dwellings	38	38	33	41	23
Zoning Permits	337	337	340	345	309

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 = (1)

Palmer Cove 1

PRIVATE PIERS - POTOMAC RIVER = (17)

Coan River 2
Cod Creek 2 (includes 1 floating pier) Bay Quarter area
Cod Creek 1 (Sherwood Forest area)
Judith Sound 1
Kingscote Creek 1
Lodge Creek 1
Mill Creek 1
Palmer Cove 1
Potomac River 3
Presley Creek 1
Sloop Creek 1
Slough Creek 1
Snows Cove 1

PRIVATE PIERS - CHESAPEAKE BAY= (15)

Ball Creek 1
Cockrell Creek 3
Cranes Creek 1
Dividing Creek 1
Gr Wicomico River 1
Henrys Creek 2
Indian Creek 1
Jarvis Creek 1
Lil Wicomico River 1
Penny Creek 1
Taskmaker 1
Tipers Creek 1

WETLANDS APPLICATIONS PERMITTED= (48)

POTOMAC RIVER

Bridge Creek 5
Bridgeman Creek 1
Cod Creek (Bay Quarter) 3

Cod Creek (Sherwood For)	1
Cralle Cove	1
Glebe Creek	2
Hull Creek	2
Kilneck Creek	1
Kingscote Creek	1
Lil Wicomico River	1
Lodge Creek	1
Mill Creek	2
Potomac River	6
Presley Creek	1
Rogers Creek	1
Yeocomico River	2

CHESAPEAKE BAY

Chesapeake Bay	2
Cockrell Creek	1
Cranes Creek	4
Fleets Bay	1
Great Wicomico River	2
Henrys Creek	1
Indian Creek	2
Ingram Bay	1
Little Creek	1
Penny Creek	1
Towles Creek	1