

NORTHUMBERLAND COUNTY

2017 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 2017.

PLANNING COMMISSION

During the past year, the Northumberland County Planning Commission held seven (7) regular meetings. Items considered by the Commission during 2017 are as follows:

Amendments Considered:

An amendment to add the definitions of Electric Substation to the Zoning Ordinance, as well as permit by right use of Electric Substations in A-1, C-1, and M-1 and conditional use in R-1, R-2, R-3, and H-1 was passed for consideration by the Board of Supervisors.

Rezoning:

There were no rezoning requests during 2017.

Other Public Hearings:

There were no other public hearings during 2017.

Other Considerations:

There were no other considerations during 2017

BOARD REQUESTS

The Board of Supervisors, Board of Zoning Appeals and the Wetlands Board considered a combined total of 68 requests during the 2017 calendar year.

	2013	2014	2015	2016	2017
Boathouse Requests- Board of Supervisors	1	1	0	1	1
Chesapeake Bay Act Variances	3	2	4	2	1
Conditional Use Permits	16	11	9	16	4
Rezoning Requests	0	0	0	0	0

Special Exceptions Permits	1	0	0	1	0
Subdivision Variances	0	0	0	0	0
Wetlands Board Applications	64	56	50	68	60
Zoning Variances	5	2	9	8	2

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 2017 calendar year, which were processed through this office.

Comparison of Construction Cost:

In 2017, the total estimated cost of construction was \$25,116,719.86 compared to \$20,900,323.98 for 2016. The total estimated cost of construction showed an increase of approximately 17% from 2016 to 2017.

Total Construction Cost (1982-2017)

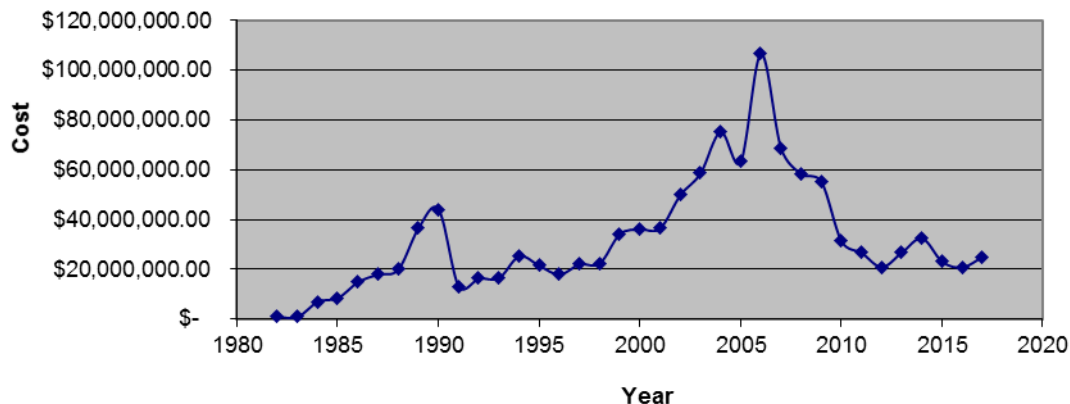


Figure 1 displays the Total Construction Cost from 1982 through 2016 for Northumberland County. These numbers are obtained from the December Building Permits Report Comparison Sheet of each year.

Comparison of Structures:

Type of Structure	2016 Number of Structures	2017 Number of Structures	% Difference	2016 Avg. Square Ft	2017 Avg. Square Ft	2016 Avg. Cost	2017 Avg. Cost
Single Family Dwelling	24	27	11%	3,113	2,753	\$267,406.63	\$268,305.74
Modular	7	8	12%	3,419	2,774	\$244,537.14	\$227,250.00
Double Wide	4	2	-100%	-	-	\$87,968.25	\$53,000.00
Mobile Home	3	3	0%	-	-	\$19,331.47	\$21,550.00
Commercial	0*	0*	-	0	0	\$0	0

Table 2 compares structures for 2016 and 2017. The (*) denotes there were no new commercial buildings constructed, this figure does not include any remodel repair commercial work performed. Commercial Remodel/Repair estimated costs totaled \$3,482,729.78 in 2017.

Number of Dwellings (1982-2017)

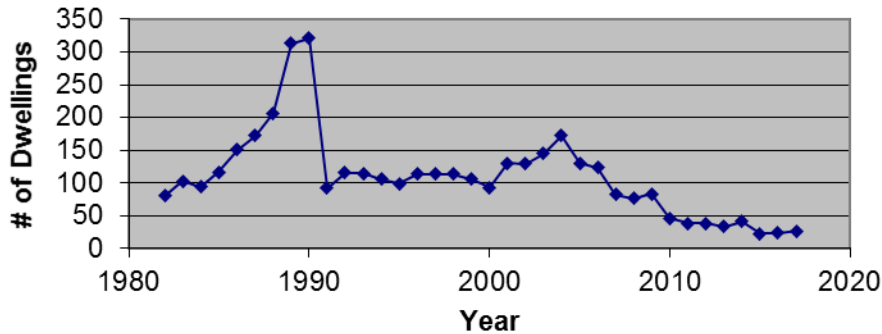


Figure 2 shows the total number of Single Family Dwellings permitted from 1982 through 2017.

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	8	6	6	7	27
Modular Home	2	1	1	4	8
Double Wide		1	1		2
Mobile Homes			1	2	3
Commercial					
TOTAL	10	8	9	13	40

Table 3: Numbers of each type of structure are given to show the magisterial district in which construction took place for the year 2017.

Comparison of Structures- By Zoning District:

	Dwelling	Modular Home	Double Wide	Mobile Home	Commercial	TOTAL
Agricultural; A-1	8	4	1	3		16
Residential General; R-1			1			1
Residential Waterfront; R-2	19	4				23
Residential Restricted; R-3						

Residential Recreational; R-4						
Conservation; C-1						
Business General; B-1						
Industrial Light; M-1						
TOTAL	27	8	2	3	0	40

Table 4: The following table shows the number of new structures from 2017 within each zoning district classification.

Permits and Inspections:

The Building & Zoning Office handles an assortment of permits. A total of 294 building permits, 157 mechanical permits, 287 electrical permits, and 82 plumbing permits were issued in 2017. There were approximately 1,470 building inspections conducted during the 2017 calendar year.

	2013	2014	2015	2016	2017
Boathouse Applications	5	4	1	7	5
Double Wide	5	2	3	4	2
Electrical Permits	311	324	302	260	288
Land Disturbing Inspections	210	203	145	160	154
Land Disturbing Permits	90	90	60	78	75
Mechanical Permits	195	202	197	197	182
Mobile Home Permits	6	6	9	3	3
Modular Homes	24	16	14	7	8
Private Pier Applications	28	32	32	42	57
Plumbing Permits	127	107	88	80	82
Single Family Dwellings	33	41	23	24	27
Zoning Permits	340	345	309	327	324

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 = (5)

Balls Creek	1
Dungan Cove	1
Kingscote Creek	1
Whays Creek	1
Hull Creek	1

PRIVATE PIERS - POTOMAC RIVER = (21)

Bridge Creek	1
Cod Creek	2
Cubbitt Creek	2
Dungan Cove	1
Glebe Creek	3
Hull Creek	1
Judith Sound	1
Kingscote Creek	1
Potomac River	7
Presley Creek	1
Rogers Creek	1
Yeocomico River	1

PRIVATE PIERS - CHESAPEAKE BAY= (36)

Back Creek	1
Barnes Creek	1
Barrett Creek	1
Bridge Creek	2
Bridgemans Back Cr.	1
Cockrell Creek	3
Cranes Creek	3
Dividing Creek	1
Gr. Wicomico River	4
Harveys Creek	3
Horn Harbor	1
Indian Creek	1
Jarvis Creek	1
Lil Wicomico River	1
Mill Creek	1
Owens Pond	1
Prentice Creek	3
Reason Creek	2
Taskmaker	2

Whays Creek 3

WETLANDS APPLICATIONS PERMITTED= (67)

POTOMAC RIVER = (30)

Cod Creek	2
Flag Pond	1
Glebe Creek	3
Hull Creek	1
Judith Sound	3
Killneck Creek	1
Mill Creek	1
Potomac River	12
Presley Creek	1
Rogers Creek	1
Yeocomico River	4

CHESAPEAKE BAY = (37)

Balls Creek	2
Barnes Creek	2
Chesapeake Bay	1
Cockrell Creek	4
Cranes Creek	3
Dividing Creek	2
Gougher Creek	1
Great Wicomico River	6
Henrys Creek	1
Indian Creek	4
Jarvis Creek	1
Lil Taskmaker Creek	1
Lil Wicomico River	2
Prentice Creek	1
Tipers Creek	3
Whays Creek	3