

NORTHUMBERLAND COUNTY

2018 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 2018.

PLANNING COMMISSION

During the past year, the Northumberland County Planning Commission held seven (7) regular meetings. Items considered by the Commission during 2018 are as follows:

Amendments Considered:

An amendment to add the definitions of for Small, Medium and Large Solar Facilities to the Zoning Ordinance, as well as permit by right use of Small Solar Facilities in all zoning districts and Medium and Large Solar Facilities as a conditional use in all zoning districts was passed for consideration by the Board of Supervisors.

Rezoning:

There was one rezoning request during 2018, by RanBec, LLC to rezone two parcels from R-2 (Residential Waterfront) to M-1 (Industrial Light), in order to continue to allow construction of boats. The Planning Commission unanimously voted to approve the request to send to the Board of Supervisors for consideration.

Other Public Hearings:

There were no other public hearings during 2018.

Other Considerations:

There were no other considerations during 2018.

BOARD REQUESTS

The Board of Supervisors, Board of Zoning Appeals and the Wetlands Board considered a combined total of 94 requests during the 2018 calendar year.

	2014	2015	2016	2017	2018
Boathouse Requests- Board of Supervisors	1	0	1	1	0
Chesapeake Bay Act Variances	2	4	2	1	1
Conditional Use Permits	11	9	16	4	9
Rezoning Requests	0	0	0	0	1
Special Exceptions Permits	0	0	1	0	0
Subdivision Variances	0	0	0	0	0
Wetlands Board Applications	56	50	68	60	74
Zoning Variances	2	9	8	2	8

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 2018 calendar year, which were processed through this office.

Comparison of Construction Cost:

In 2018, the total estimated cost of construction was \$22,375,544.53 compared to \$25,116,719.86 for 2017. The total estimated cost of construction showed a decrease of approximately -11% from 2017 to 2018.

Total Construction Cost (1982-2018)

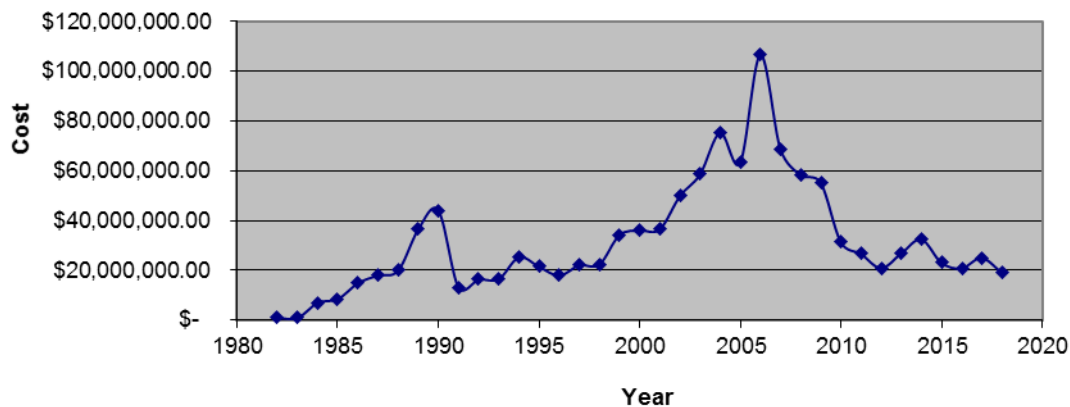


Figure 1 displays the Total Construction Cost from 1982 through 2018 for Northumberland County. These numbers are obtained from the December Building Permits Report Comparison Sheet of each year.

Comparison of Structures:

Type of Structure	2017 Number of Structures	2018 Number of Structures	% Difference	2017 Avg. Square Ft	2018 Avg. Square Ft	2017 Avg. Cost	2018 Avg. Cost
Single Family Dwelling	27	23	-15%	2,753	2,752	\$268,305.74	\$275,318.48
Modular	8	12	50%	2,774	2,212	\$227,250.00	\$204,733.00
Double Wide	2	7	250%	-	-	\$53,000.00	\$117,483.43
Mobile Home	3	1	-66%	-	-	\$21,550.00	\$50,000.00
Commercial	0*	2*	200%	0	2,495	\$0	\$350,000

Table 2 compares structures for 2017 and 2018. The (*) denotes that in addition to new commercial buildings being constructed, this figure does not include any remodel repair commercial work performed. Commercial Remodel/Repair estimated costs totaled \$598,206.00 in 2018, down from \$3,482,729.78 in 2017 (-82%).

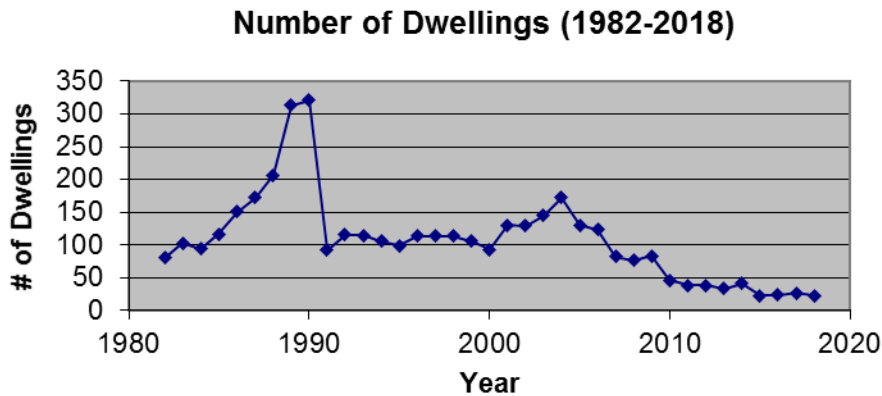


Figure 2 shows the total number of Single Family Dwellings permitted from 1982 through 2018.

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	11	3	2	7	23
Modular Home	6	3	1	2	12
Double Wide	2	1	2	2	7
Mobile Homes			1		1
Commercial					
TOTAL	19	7	6	11	43

Table 3: Numbers of each type of structure are given to show the magisterial district in which construction took place for the year 2018.

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	4	4			17
Residential General; R-1	1					1
Residential Waterfront; R-2	12	7	3	1		23
Residential Restricted; R-3	1	1				2
Residential Recreational; R-4						
Conservation; C-1						
Business General; B-1						
Industrial Light; M-1						
TOTAL	23	12	7	1	0	43

Table 4: The following table shows the number of new structures from 2018 within each zoning district classification.

Permits and Inspections:

The Building & Zoning Office handles an assortment of permits. A total of 274 building permits, 212 mechanical permits, 294 electrical permits, and 92 plumbing permits were issued in 2018. There were approximately 1,370 building inspections conducted during the 2018 calendar year.

	2014	2015	2016	2017	2018
Boathouse Applications	4	1	7	5	4
Double Wide	2	3	4	2	7
Electrical Permits	324	302	260	288	294
Land Disturbing Inspections	203	145	160	154	157
Land Disturbing Permits	90	60	78	75	76
Mechanical Permits	202	197	197	182	212
Mobile Home Permits	6	9	3	3	1
Modular Homes	16	14	7	8	12
Private Pier Applications	32	32	42	57	74
Plumbing Permits	107	88	80	82	92
Single Family Dwellings	41	23	24	27	23
Zoning Permits	345	309	327	324	281

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 = (2)

Gr. Wicomico River	1
Mill Creek	1

PRIVATE PIERS - POTOMAC RIVER = (20)

Bells Cove Creek	1
Black Pond	1
Cod Creek	4
Hull Creek	4
Hampton Hall Creek	1
Judith Sound	1
Kingscote Creek	1
Kilneck Creek	1
Potomac River	3
Presley Creek	1
Rogers Creek	1
Yeocomico River	1

PRIVATE PIERS - CHESAPEAKE BAY= (18)

Barrett Creek	1
Cockrell Creek	5
Flag Pond	1
Goughers Creek	1
Gr. Wicomico River	2
Harveys Creek	1
Indian Creek	1
Lawrence Cove	1
Lil Wicomico River	1
Mill Creek	1
Owens Pond	1
Rock Hole Creek	1
Whays Creek	1

WETLANDS APPLICATIONS PERMITTED= (59)

POTOMAC RIVER = (19)

Coan River	1
Glebe Creek	1
Hull Creek	1
Judith Sound	1
Kingscote Creek	1
Lodge Creek	2
Messick Cove	1
Mill Creek	1
Potomac River	9
Presley Creek	1

CHESAPEAKE BAY = (40)

Balls Creek	1
Barnes Creek	1
Chesapeake Bay	4
Cockrell Creek	2
Dividing Creek	6
Ellyson Creek	1
Fleets Bay	1
Gougher Creek	1
Great Wicomico River	4
Henrys Creek	1
Indian Creek	3
Ingram Bay	1
Lil Taskmaker Creek	1
Lil Wicomico River	5
Owens Pond	2
Reason Creek	2
Sloop Creek	1
Slough Creek	1
Taskmakers Creek	1
Whays Creek	1