

NORTHUMBERLAND COUNTY

# 2019 END OF THE YEAR REPORT

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## ANNUAL REPORT OF THE NORTHUMBERLAND COUNTY PLANNING COMMISSION



SUBMITTED BY:  
THE OFFICE OF BUILDING & ZONING  
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### BACKGROUND

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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 2019.

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### PLANNING COMMISSION

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During the past year, the Northumberland County Planning Commission held seven (7) regular meetings. Items considered by the Commission during 2019 are as follows:

#### *Amendments Considered:*

There were no amendments considered.

#### *Rezoning:*

There were two rezoning requests during 2019. Richard H. Ogg requested to rezone a parcel from R-1 (General Residential) to B-1 (Business, General), in order to match the surrounding zoning. Rogers & Sons, LLC, owner, Ryan S. Rogers, applicant, requested to rezone a parcel from R-1 (General Residential) to B-1 (Business, General) in order to convert an existing building to use as a mini-storage unit. Both rezoning requests were located in the village of Burgess. The Planning Commission unanimously voted to approve both rezoning requests to send to the Board of Supervisors for consideration.

#### *Other Public Hearings:*

There were no other public hearings during 2019.

#### *Other Considerations:*

Ongoing discussions on increasing public water access as recommended in the Comprehensive Plan, lead to a proposal for a canoe/kayak launch adjacent to the Great Wicomico Fishing Pier during 2019. County staff contacted VDOT to request the permission to use the land under the Rt. 200 bridge as a canoe/kayak launch. For the project to move forward, VDOT will have to agree to allow the use.

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**BOARD REQUESTS**

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The Board of Supervisors, Board of Zoning Appeals and the Wetlands Board considered a combined total of 83 requests during the 2019 calendar year.

	2015	2016	2017	2018	2019
<b>Boathouse Requests- Board of Supervisors</b>	0	1	1	0	1
<b>Chesapeake Bay Act Variances</b>	4	2	1	1	1
<b>Conditional Use Permits</b>	9	16	4	9	12
<b>Rezoning Requests</b>	0	0	0	1	2
<b>Special Exceptions Permits</b>	0	1	0	0	0
<b>Subdivision Variances</b>	0	0	0	0	0
<b>Wetlands Board Applications</b>	50	68	60	74	59
<b>Zoning Variances</b>	9	8	2	8	8

*Table 1 displays the number and types of requests that have gone before the various Boards.*

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**OFFICE OF BUILDING & ZONING**

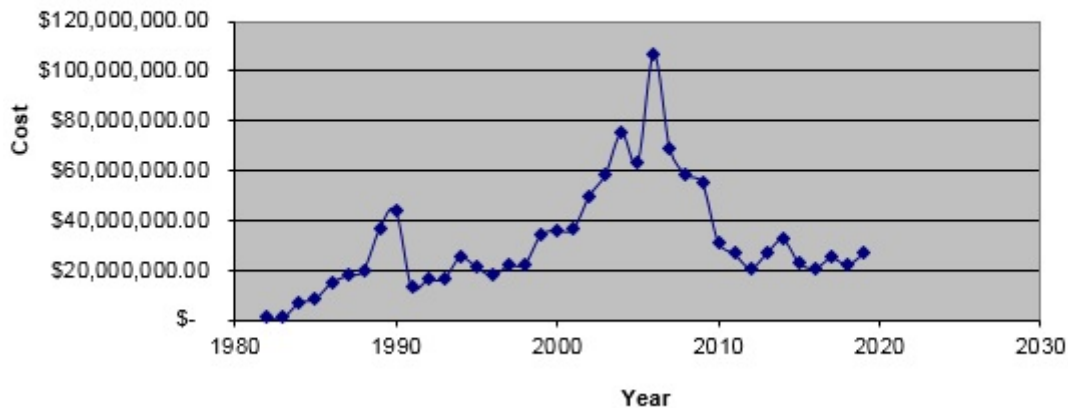
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The Office of Building and Zoning administers various ordinances involving building, zoning, wetlands, etcetera, as well as the planning functions of the County. The following is a compiled list of various requests from the 2019 calendar year, which were processed through this office.

*Comparison of Construction Cost:*

In 2019, the total estimated cost of construction was \$26,797,050.52 compared to \$22,375,544.53 for 2018. The total estimated cost of construction showed an increase of approximately 16.5% from 2018 to 2019.

**Total Construction Cost (1982-2019)**



*Figure 1 displays the Total Construction Cost from 1982 through 2019 for Northumberland County. These numbers are obtained from the December Building Permits Report Comparison Sheet of each year.*

*Comparison of Structures:*

Type of Structure	2018 Number of Structures	2019 Number of Structures	% Difference	2018 Avg. Square Ft	2019 Avg. Square Ft	2018 Avg. Cost	2019 Avg. Cost
Single Family Dwelling	23	29	26%	2,752	3,060	\$275,318.48	\$289,189.66
Modular	12	8	-33%	2,212	2,531	\$204,733.00	\$282,495.63
Double Wide	7	7	0%	-	-	\$117,483.43	\$126,957.86
Mobile Home	1	6	500%	-	-	\$50,000.00	\$33,242.50
Commercial	2*	6*	200%	2,495	3,663	\$350,000	\$207,250

Table 2 compares structures for 2018 and 2019. 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 \$329,750.00 in 2019, down from \$598,206.00 in 2018 (-45%), but total commercial investment in 2019 was \$1,573,250, compared to the total commercial investment in 2018 of \$1,298,206, an increase of 21%.

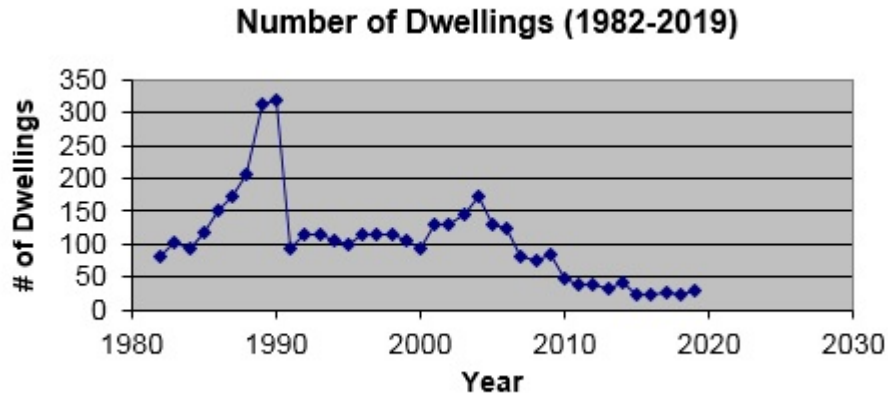


Figure 2 shows the total number of Single Family Dwellings permitted from 1982 through 2019.

*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	9	4	3	13	29
Modular Home	4	2	2	0	8
Double Wide	3	2	1	1	7
Mobile Homes	2		1	3	6
Commercial	1		5		6
<b>TOTAL</b>	<b>19</b>	<b>8</b>	<b>12</b>	<b>17</b>	<b>56</b>

Table 3: Numbers of each type of structure are given to show the magisterial district in which construction took place for the year 2019.

*Comparison of Structures- By Zoning District:*

	<i>Dwelling</i>	<i>Modular Home</i>	<i>Double Wide</i>	<i>Mobile Home</i>	<i>Commercial</i>	<b>TOTAL</b>
<b>Agricultural; A-1</b>	7	3	4	4	5	23
<b>Residential General; R-1</b>		1	1	1		3
<b>Residential Waterfront; R-2</b>	20	4	1	1		26
<b>Residential Restricted; R-3</b>	2					2
<b>Residential Recreational; R-4</b>			1			1
<b>Conservation; C-1</b>						
<b>Business General; B-1</b>					1	1
<b>Industrial Light; M-1</b>						
<b>TOTAL</b>	29	8	7	6	6	<b>56</b>

*Table 4: The following table shows the number of new structures from 2019 within each zoning district classification.*

*Permits and Inspections:*

The Building & Zoning Office handles an assortment of permits. A total of 324 building permits, 203 mechanical permits, 347 electrical permits, and 91 plumbing permits were issued in 2019. There were approximately 1,620 building inspections conducted during the 2019 calendar year.

	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>
<b>Boathouse Applications</b>	1	7	5	4	8
<b>Double Wide</b>	3	4	2	7	7
<b>Electrical Permits</b>	302	260	288	294	347
<b>Land Disturbing Inspections</b>	145	160	154	157	152
<b>Land Disturbing Permits</b>	60	78	75	76	76
<b>Mechanical Permits</b>	197	197	182	212	203
<b>Mobile Home Permits</b>	9	3	3	1	6
<b>Modular Homes</b>	14	7	8	12	8
<b>Private Pier Applications</b>	32	42	57	75	38
<b>Plumbing Permits</b>	88	80	82	92	91
<b>Single Family Dwellings</b>	23	24	27	23	29
<b>Zoning Permits</b>	309	327	324	281	329

*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 = (8)

Coan River	1
Cornish Creek	1
Whays Creek	1
Gr. Wicomico River	1
Tipers Creek	1
Back Creek	1
Dungan Cove	1
Cockrell Creek	1

PRIVATE PIERS - POTOMAC RIVER = (23)

Coan River	2
Potomac River	5
Back Creek	2
Ellyson Creek	1
Kingscote Creek	1
Rock Hole Creek	2
Hack Creek	2
Wilkins Creek	1
Spences Creek	1
Raymonds Cove	1
Dungan Cove	1
Cockrell Creek	2
Cod Creek	1
Fleets Cove	1

PRIVATE PIERS - CHESAPEAKE BAY= (16)

Sloop Creek	1
Indian Creek	2
Gr. Wicomico River	5
Henry Creek	2
Prentice Creek	2
Whays Creek	1
Flag Pond	1
Dividing Creek	2

WETLANDS APPLICATIONS PERMITTED= (59)

POTOMAC RIVER = (33)

Potomac River	10
Lodge Creek	1
Yeocomico River	3
Dungan Cove	1
Snows Cove	2
Flag Pond	1
Glebe Creek	1
Coan River	3
Killneck Creek	1
Presley Creek	1
Wilkins Creek	1
Bridgemans Creek	1
Cod Creek	3
Little Wicomico River	1
Raymonds Cove	1
Bridge Creek	1
Ellyson Creek	1

CHESAPEAKE BAY = (26)

Mill Creek	2
Henrys Creek	3
Whays Creek	2
Cockrell Creek	6
Chesapeake Bay	1
Indian Creek	1
Gr. Wicomico River	2
Cranes Creek	1
Dividing Creek	3
Bells Creek	1
Lawrence Cove	2
Taskmakers Creek	1
Bridge Creek	1