

NORTHUMBERLAND COUNTY

2020 END OF THE YEAR REPORT

ANNUAL REPORT OF THE
NORTHUMBERLAND COUNTY PLANNING
COMMISSION



SUBMITTED BY:
THE OFFICE OF BUILDING & ZONING
P.O. BOX 129, 72 MONUMENT PL.
HEATHSVILLE, VA 22473

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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 2020.

PLANNING COMMISSION

During the past year, due to the COVID19 Pandemic, the Northumberland County Planning Commission only held three (3) meetings, one in-person meeting in January, and telephonic meetings in August and November. Also, the Planning Commission held one outdoor work session in December. Items considered by the Commission during 2020 are as follows:

Amendments Considered:

An amendment to the Northumberland County Zoning Ordinance Chapter 148 Article I, Section 148-3; Definitions to modify the definition of Light Industry to include “outdoor storage of bulk materials” and add examples “soil, mulch and gravel sales”. The Planning Commission unanimously recommended to the Board of Supervisors that this amendment be added to the Zoning Ordinance.

Rezoning:

There was one rezoning request during 2020. A request was made by Cody R. Barnes, owner, Dise & Associates, Inc, applicant, for a change in zoning district classification to rezone Tax Map Parcel #38-(1)-291 from Residential, Waterfront (R-2) to Business, General (B-1), in order to convert the existing building to operate as a business. The Planning Commission unanimously voted to approve the rezoning requests to send to the Board of Supervisors for consideration.

Other Public Hearings:

There were no other public hearings during 2020.

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 2020. County staff contacted VDOT to request the permission to use the land under the Rt. 200 bridge as a canoe/kayak launch. Staff will prepare a conceptual plan to show the proposed improvements to the site to submit to VDOT for approval.

BOARD REQUESTS

The Board of Supervisors, Board of Zoning Appeals and the Wetlands Board considered a combined total of 64 requests during the 2020 calendar year.

	2016	2017	2018	2019	2020
Boathouse Requests- Board of Supervisors	1	1	0	1	0
Chesapeake Bay Act Variances	2	1	1	1	0
Conditional Use Permits	16	4	9	12	14
Rezoning Requests	0	0	1	2	1
Special Exceptions Permits	1	0	0	0	0
Subdivision Variances	0	0	0	0	0
Wetlands Board Applications	68	60	74	59	43
Zoning Variances	8	2	8	8	6

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 2020 calendar year, which were processed through this office.

Comparison of Construction Cost:

In 2020, the total estimated cost of construction was \$28,973,211.61 compared to \$26,797,050.52 for 2019. The total estimated cost of construction showed an increase of approximately 8.1% from 2019 to 2020.

Total Construction Cost (1982-2020)

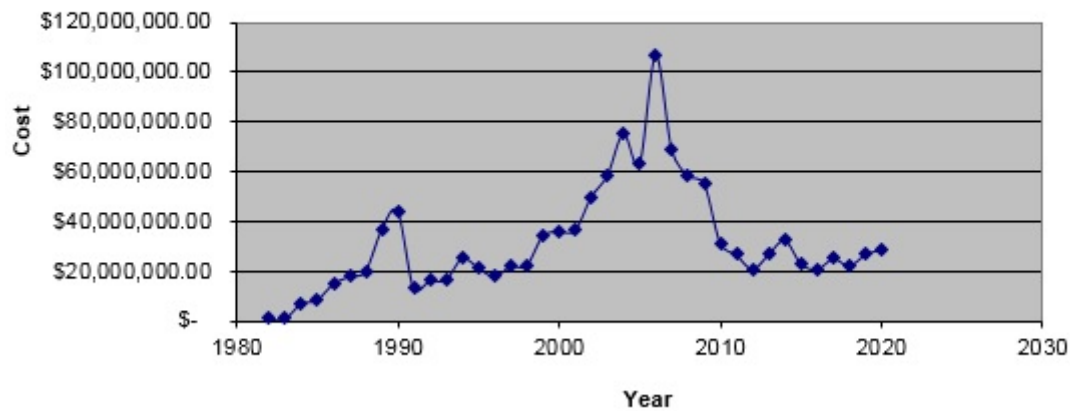


Figure 1 displays the Total Construction Cost from 1982 through 2020 for Northumberland County. These numbers are obtained from the December Building Permits Report Comparison Sheet of each year.

Comparison of Structures:

Type of Structure	2019 Number of Structures	2020 Number of Structures	% Difference	2019 Avg. Square Ft	2020 Avg. Square Ft	2019 Avg. Cost	2020 Avg. Cost
Single Family Dwelling	29	30	3.5%	3,060	2,962	\$289,189.66	\$280,946.67
Modular	8	7	-12.5%	2,531	2,438	\$282,495.63	\$251,474.00
Double Wide	7	7	0%	-	-	\$126,957.86	\$79,013.72
Mobile Home	6	5	-17%	-	-	\$33,242.50	\$27,415.00
Commercial	6*	10*	40%	3,663	2,771	\$207,250	\$103,114

Table 2 compares structures for 2019 and 2020. 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 \$1,085,000 in 2020, up from \$329,750.00 in 2019 (+229%), and total commercial investment in 2020 was \$2,116,140, compared to the total commercial investment in 2019 of \$1,573,250, an increase of 34.5%.

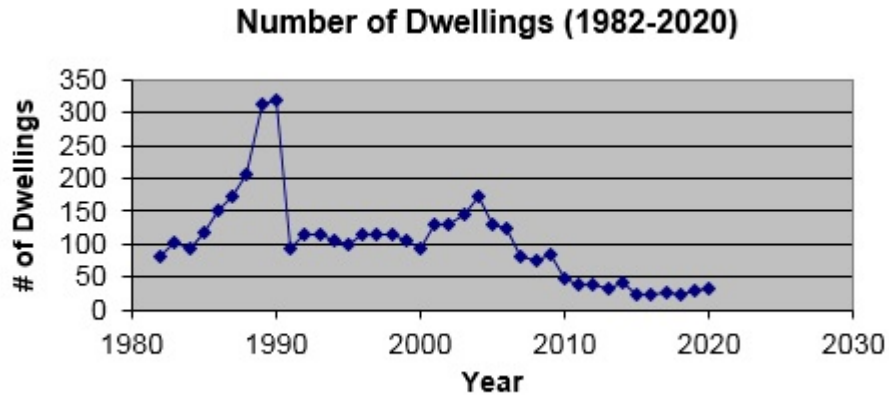


Figure 2 shows the total number of Single Family Dwellings permitted from 1982 through 2020.

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.

	<i>Fairfield</i>	<i>Heathsville</i>	<i>Lottsburg</i>	<i>Wicomico</i>	<i>TOTAL</i>
Dwelling	16	5	6	3	30
Modular Home	4	1	2		7
Double Wide		3	3	1	7
Mobile Homes	1	3		1	5
Commercial	3		6	1	10
TOTAL	24	12	17	6	59

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>	TOTAL
Agricultural; A-1	9	2	7	5	5	28
Residential General; R-1		1				1
Residential Waterfront; R-2	18	4			1	23
Residential Restricted; R-3						0
Residential Recreational; R-4	1					1
Conservation; C-1	2					2
Business General; B-1					4	4
Industrial Light; M-1						
TOTAL	30	7	7	5	10	59

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 321 building permits, 181 mechanical permits, 386 electrical permits, and 120 plumbing permits were issued in 2020. There were approximately 1,640 building inspections conducted during the 2019 calendar year.

	2016	2017	2018	2019	2020
Boathouse Applications	7	5	4	8	9
Double Wide	4	2	7	7	7
Electrical Permits	260	288	294	347	386
Land Disturbing Inspections	160	154	157	152	170
Land Disturbing Permits	78	75	76	76	103
Mechanical Permits	197	182	212	203	181
Mobile Home Permits	3	3	1	6	5
Modular Homes	7	8	12	8	7
Private Pier Applications	42	57	75	38	32
Plumbing Permits	80	82	92	91	120
Single Family Dwellings	24	27	23	29	30
Zoning Permits	327	324	281	329	317

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 = (9)

Coan River	1
Gr. Wicomico River	2
Bridge Creek	2
Cockrell Creek	1
Bells Creek	1
Tipers Creek	1
Whays Creek	1

PRIVATE PIERS - POTOMAC RIVER = (29)

Coan River	1
Potomac River	4
Ellyson Creek	1
Judith Sound	1
Rock Hole Creek	6
Hull Creek	1
Yeocomico River	2
W. Yeocomico R.	1
Cod Creek	1
Presley Creek	3
Cockrell Creek	4
Lil Wicomico River	1
Cubbitt Creek	1
Bridge Creek	1
Spencers Creek	1

PRIVATE PIERS - CHESAPEAKE BAY= (17)

Sloop Creek	1
Indian Creek	2
Gr. Wicomico River	4
Ingram Bay	1
Mill Creek	1
Bells Creek	1
Owens Pond	2
Dividing Creek	4
Towles Creek	1

WETLANDS APPLICATIONS PERMITTED= (75)

POTOMAC RIVER = (33)

Potomac River	2
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Yeocomico River	2
Flag Pond	2
Dungan Cove	1
Glebe Creek	1
Coan River	1
Killneck Creek	1
Presley Creek	2
Bridgemans Creek	2
Cod Creek	4
Little Wicomico River	6
Bridge Creek	2
Ellyson Creek	1
Mill Creek	1
Kingscote Creek	1
Hull Creek	1
Hacks Creek	1
Rock Hole Cree	1
Sharps Creek	1

CHESAPEAKE BAY = (42)

Mill Creek	1
Henrys Creek	2
Whays Creek	2
Cockrell Creek	7
Chesapeake Bay	4
Gr. Wicomico River	3
Dividing Creek	2
Bells Creek	2
Lawrence Cove	1
Taskmakers Creek	1
Lil Taskmakers Creek	1
Bridge Creek	1
Ingram Bay	1
Prentice Creek	3
Reason Creek	1
Kents Cove	2
Betts Mill Creek	1
Barret Creek	1
Ball Creek	1
Barnes Creek	1
Warehouse Creek	1
Harveys Creek	1
Barret Creek	1
Towles Creek	1