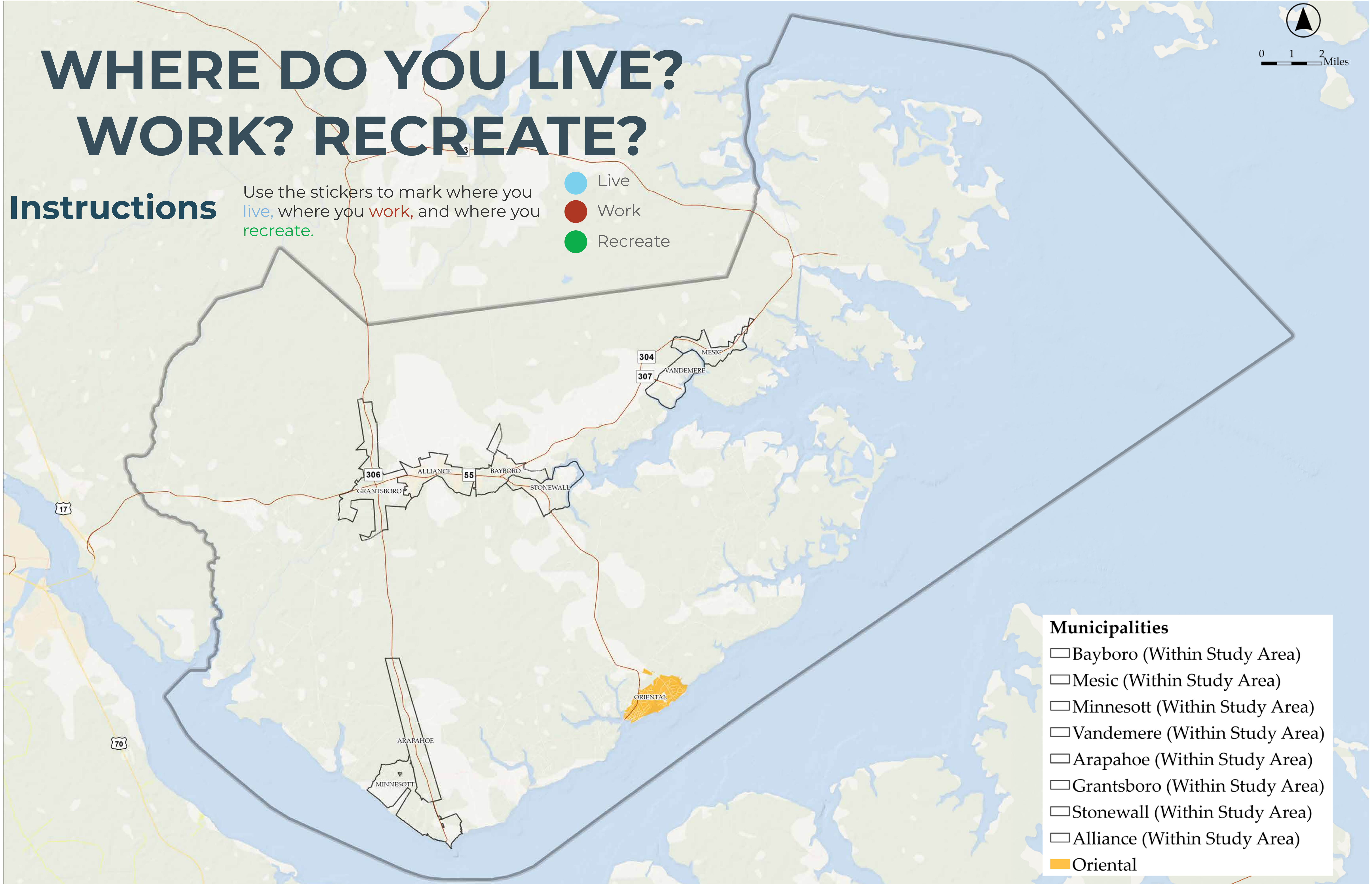


WHERE DO YOU LIVE? WORK? RECREATE?

Instructions

Use the stickers to mark where you **live**, where you **work**, and where you **recreate**.

- Live
- Work
- Recreate



Municipalities

- Bayboro (Within Study Area)
- Mesic (Within Study Area)
- Minnesott (Within Study Area)
- Vandemere (Within Study Area)
- Arapahoe (Within Study Area)
- Grantsboro (Within Study Area)
- Stonewall (Within Study Area)
- Alliance (Within Study Area)
- Oriental**



PROJECT OVERVIEW

Purpose of the Land Use Plan

The Pamlico County Coastal Area Management Act (CAMA) Land Use Plan is a joint planning effort between Pamlico County and the municipalities of Mesic, Vandemere, Minnesott Beach, and Bayboro. This plan will serve as an update to the County's 2004 Land Use Plan, as amended in 2012, and will establish a shared vision, goals, and strategies to guide future growth, protect community character and natural resources, and address the evolving needs of residents and visitors over the next 20–25 years.

Planning Process

Creating a comprehensive plan takes time. A well-planned document can only be achieved through a deliberate and organized process that balances data and **community input** to create a plan made for the people it represents. This process is expected to last 15 months and progress through five phases shown below.

- ✓ Project Initiation & Existing Conditions
January - May 2026
- ★ Visioning + Goals and Plan Drafting
June-August 2026
- ▼ Resiliency Integration and Future Land Use Map
September - November 2026
- ▼ Plan Finalization & Adoption
December 2026 - February 2027
- Certification by Division of Coastal Management
February - March 2027



Coastal Area

Management Act & RCCP

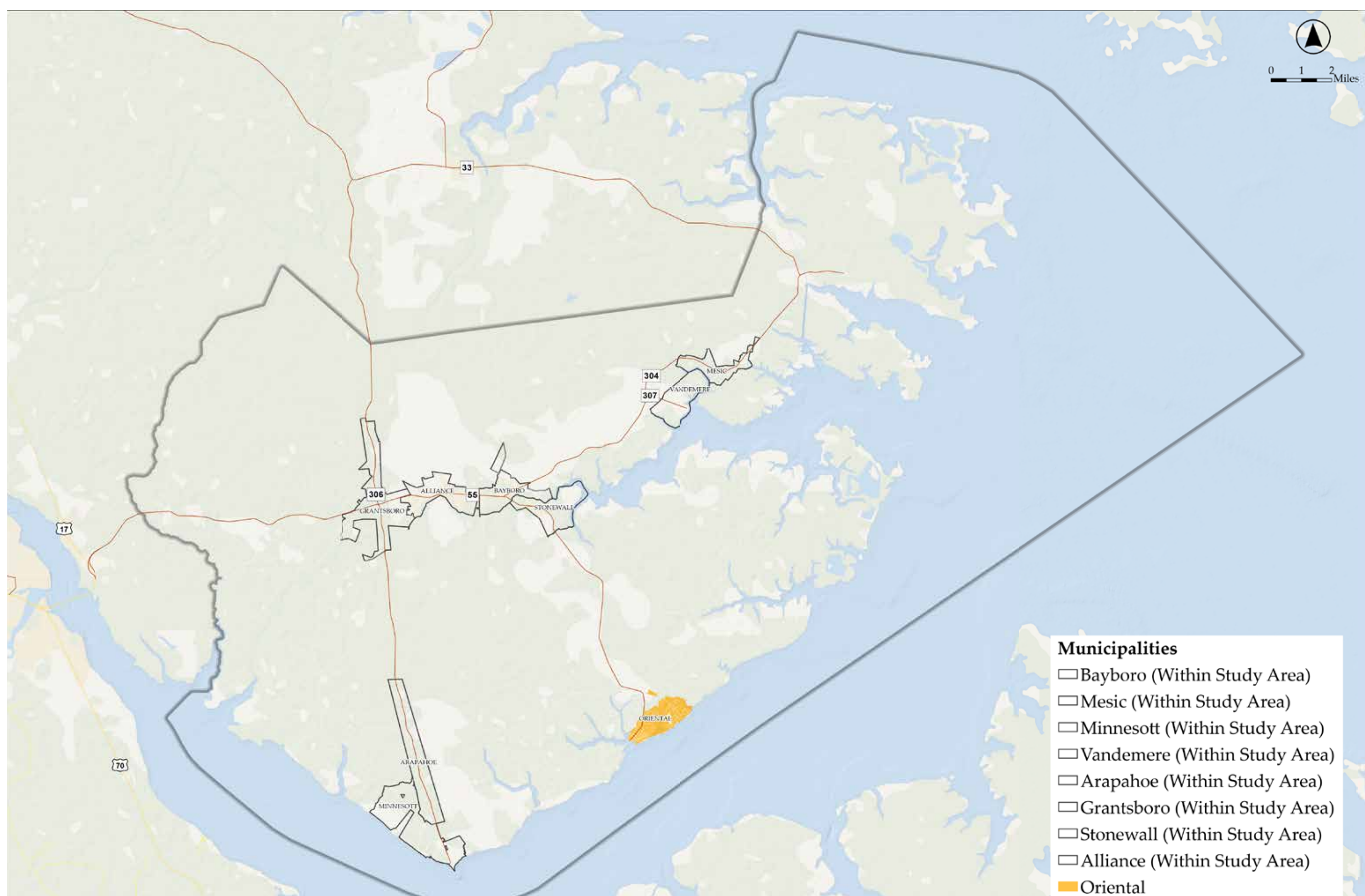
The Coastal Area Management Act of 1974 (CAMA) requires the twenty coastal counties in North Carolina to prepare a land use plan that outlines existing conditions and analyzes future actions within sensitive coastal areas. In addition to fulfilling CAMA requirements, Pamlico County was awarded funding assistance through the Resilient Coastal Communities Program (RCCP) to support this Land Use Plan update. As a result, the planning process will incorporate additional resiliency-focused analysis, policies, and strategies aimed at addressing flooding, storm impacts, infrastructure resilience, and long-term community sustainability.

North Carolina CAMA Counties



Pamlico County (Land Use Plan Study Area)

- Unincorporated Pamlico County (Within Study Area)
- Municipalities within the study area
- Municipality outside of the study area (Oriental)
Note, Oriental maintains its own CAMA Land Use Plan



At A Glance:

Total Area: Approximately 562 square miles

- **Land Area: Approximately 337 square miles**
- **Water Area: Approximately 225 square miles (~40% of total area)**

Total Road Length: ~280 miles of state-maintained paved roadways

- **Of note, no Interstates or federal highways are located in the County (Only County in NC where that is the case)**

Approximately ~45% of the County lies within a designated Special Flood Hazard Area (SFHA), although more than 45% of the County is vulnerable to coastal flooding events.



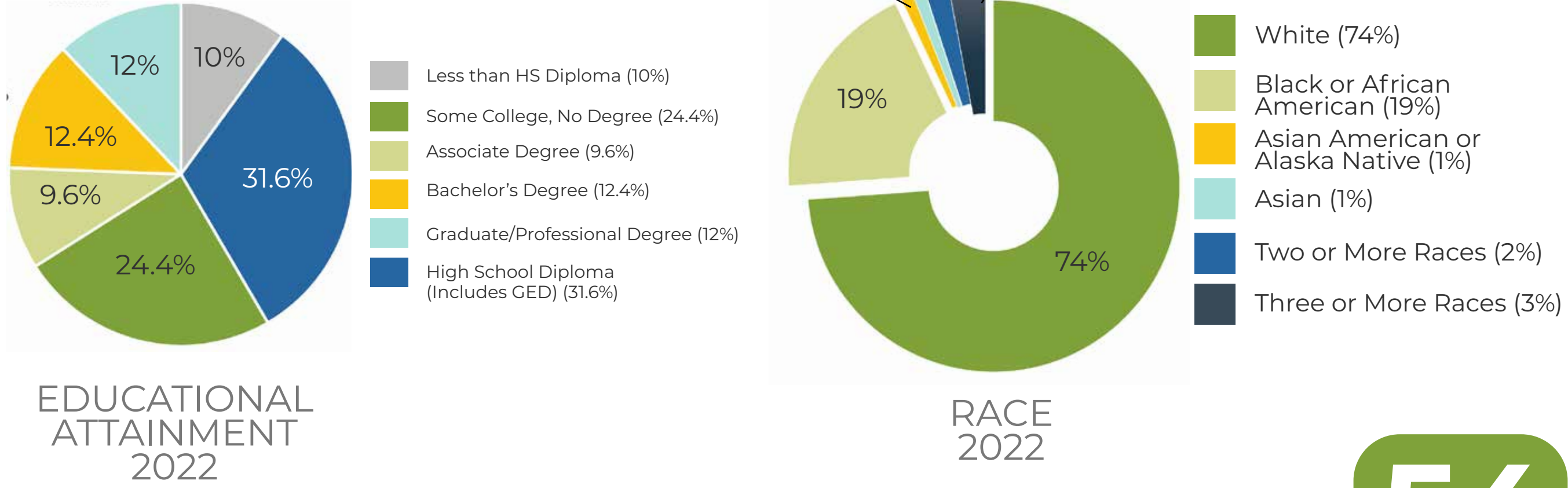
EXISTING CONDITIONS

Community Characteristics

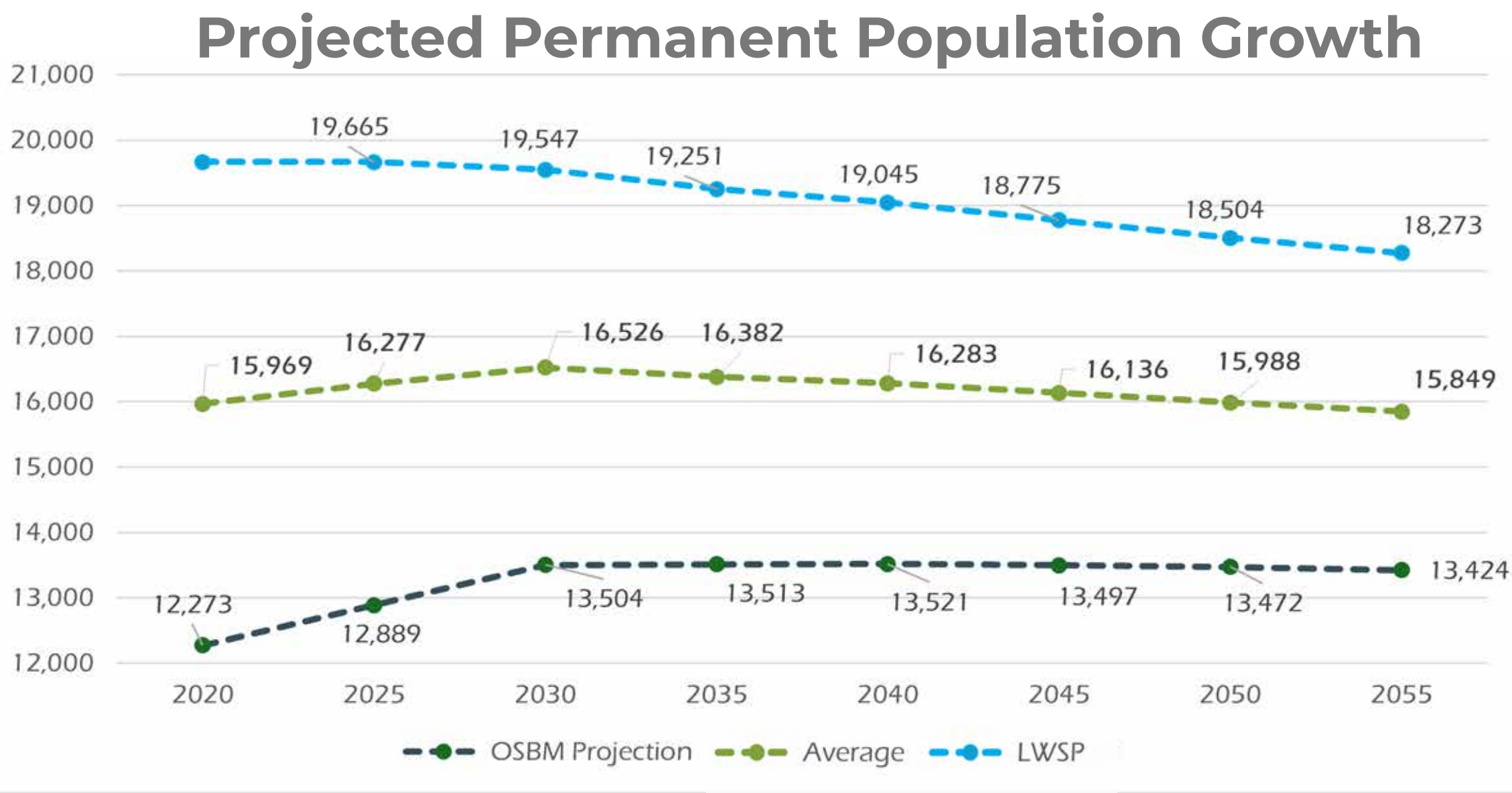
Population

Population estimates for Pamlico County vary by source. The County's Local Water Supply Plan uses a 2025 planning estimate of 19,665, while the State Demographer's certified estimate was 12,990 in 2024. The actual population likely falls somewhere between these two figures.

The Existing Conditions Report is a review of existing conditions to develop an understanding of the current socioeconomic, environmental, transportation, and land use characteristics as well as project estimates and needs for the future. This board provides an overview of what we learned!

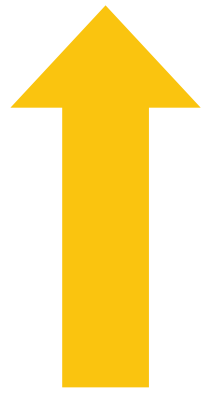


Because of Pamlico County's rural nature, widely used data sources such as the U.S. Census do not always capture conditions exactly as they exist on the ground today. For this reason, the information shown here and used throughout this project draws from multiple sources to provide a more accurate and meaningful understanding of the county.



54

2022 Median Age

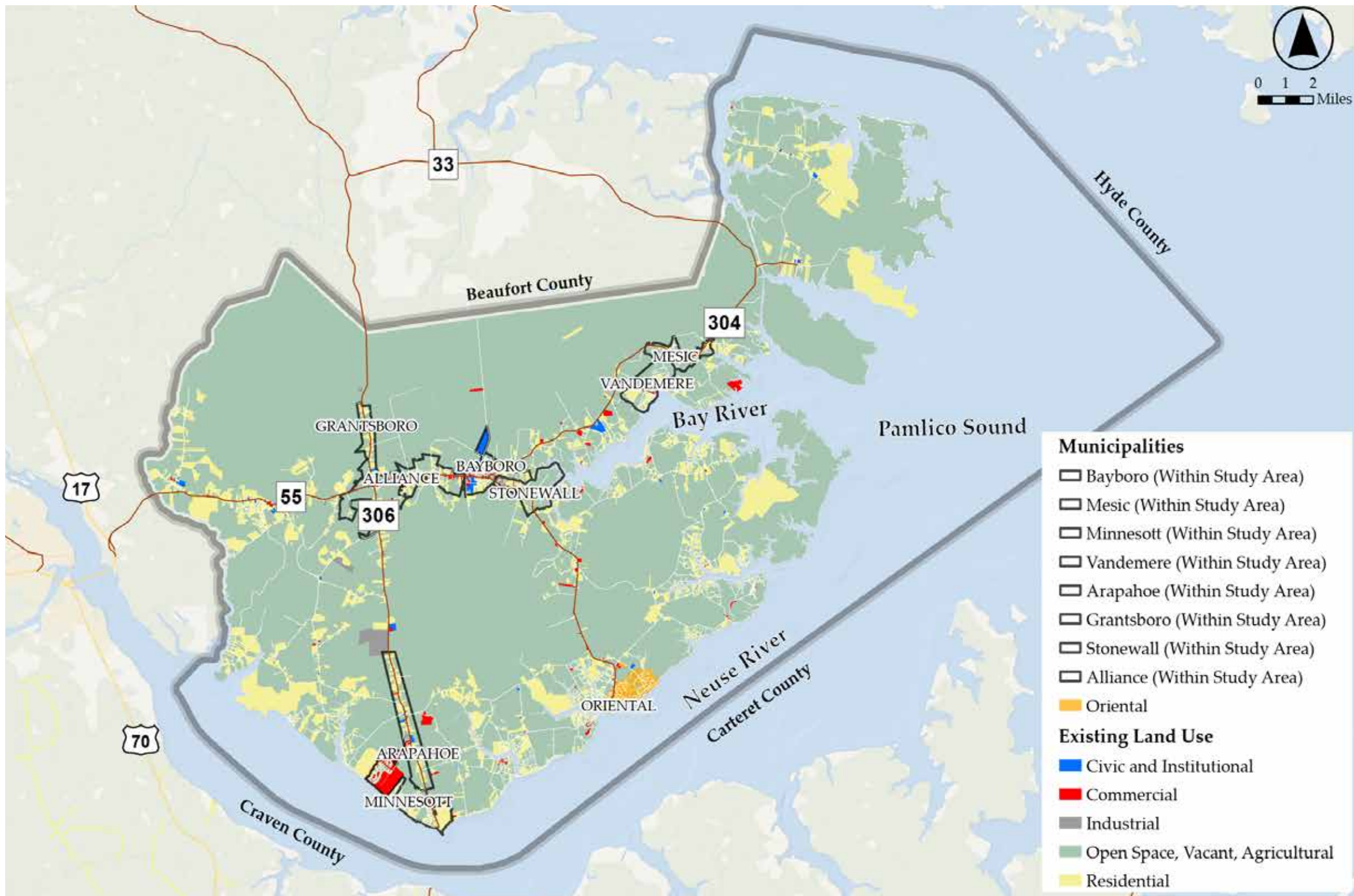
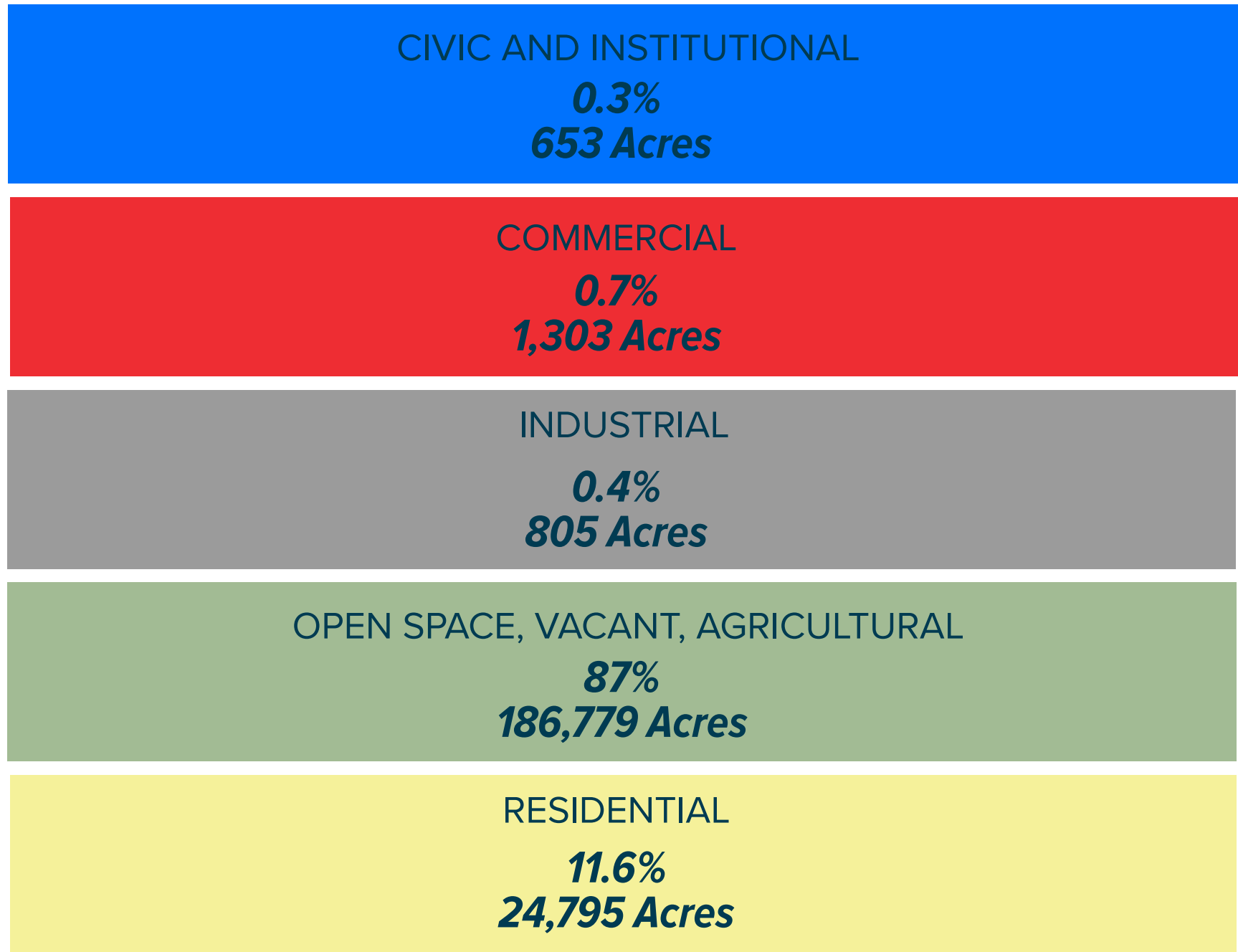


51

2017 Median Age

Land Use

Existing land use paints a picture of the intended purpose of different areas in Pamlico County today. Understanding how land is currently being used gives us an opportunity to evaluate how these uses support the county's goals and identify any gaps and trends that can be addressed through a revised land use vision and supportive policies.



Transportation

The transportation network is made up of the roads that connect through and within Pamlico County.

Annual average daily traffic (AADT) is a measure of the average daily traffic passing through a specific location along a roadway. Traffic volumes typically correspond to the function, design, and location of the roadway. AADT helps to identify areas with a high demand for travel (i.e., schools, shopping centers) or highlight roadways with a higher volume of pass-through traffic. Roads with traffic volumes that exceed 80% of their capacity are considered congested. Being the only county in the state of North Carolina without a federal route, Pamlico's traffic volumes are relatively low, with the greatest number of trips taking place on NC-55 between New Bern in Craven County and Bayboro.



EXISTING CONDITIONS

Community Characteristics

Economy

Pamlico County's economy is a mix of public sector employment, water dependent tourism and recreation, agricultural operations, and a wide network of small home-based and specialty businesses that collectively support the county's rural coastal economy. In addition to visible commercial activity, Pamlico County has a significant number of small businesses that operate as home occupations and specialty trades. As a result, the full scope of economic activity is often broader than what appears in traditional commercial areas. The Pamlico County Economic Development and Planning Department maintains a business inventory that includes over 1,100 businesses, reflecting this dispersed and locally-based economic structure.

Housing

An analysis of the housing supply and market in Pamlico County uncovers the conditions and trends that affect current and prospective residents. As shown in the table below, a majority of the county's housing stock was built between 1980 and 2000.

Year Built	Quantity	% of Owner Occupied Housing Stock
Built 2020 or Later	16	0.3%
Built 2010 to 2019	527	10.3%
Built 2000 to 2009	962	18.8%
Built 1980 to 1999	1844	35.9%
Built 1960 to 1979	1070	20.9%
Built 1940 to 1959	408	8.0%
Built 1939 or earlier	303	5.9%

The Existing Conditions Report is a review of existing conditions to develop an understanding of the current socioeconomic, environmental, transportation, and land use characteristics as well as project estimates and needs for the future. This board provides an overview of what we learned!

465+ businesses

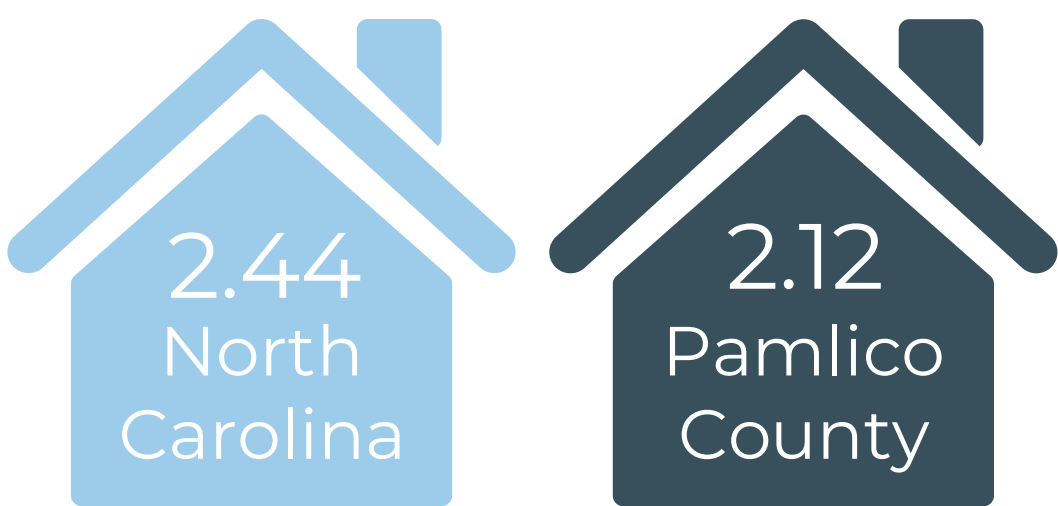
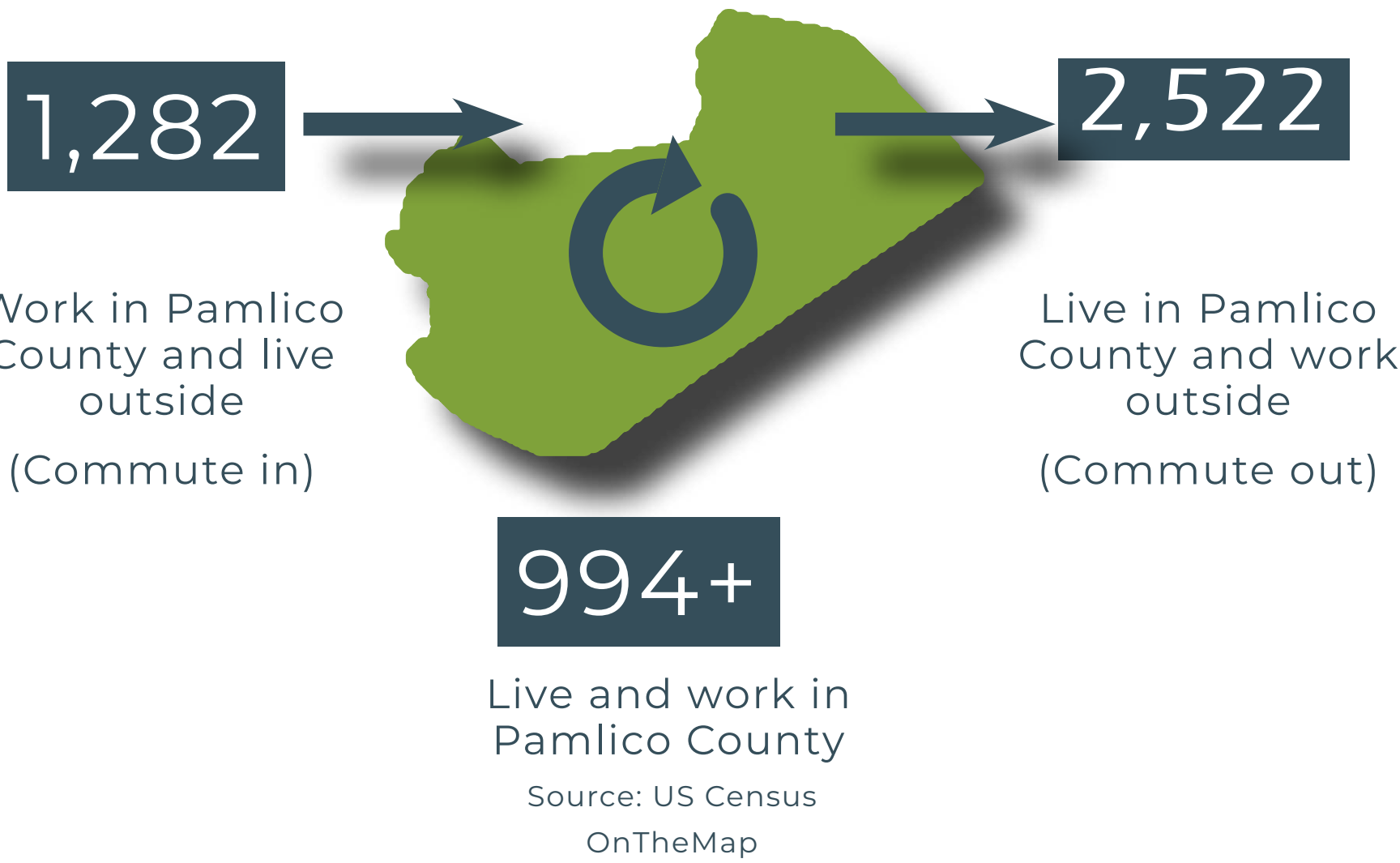
~5,000 employees

\$473M in total sales (2025)

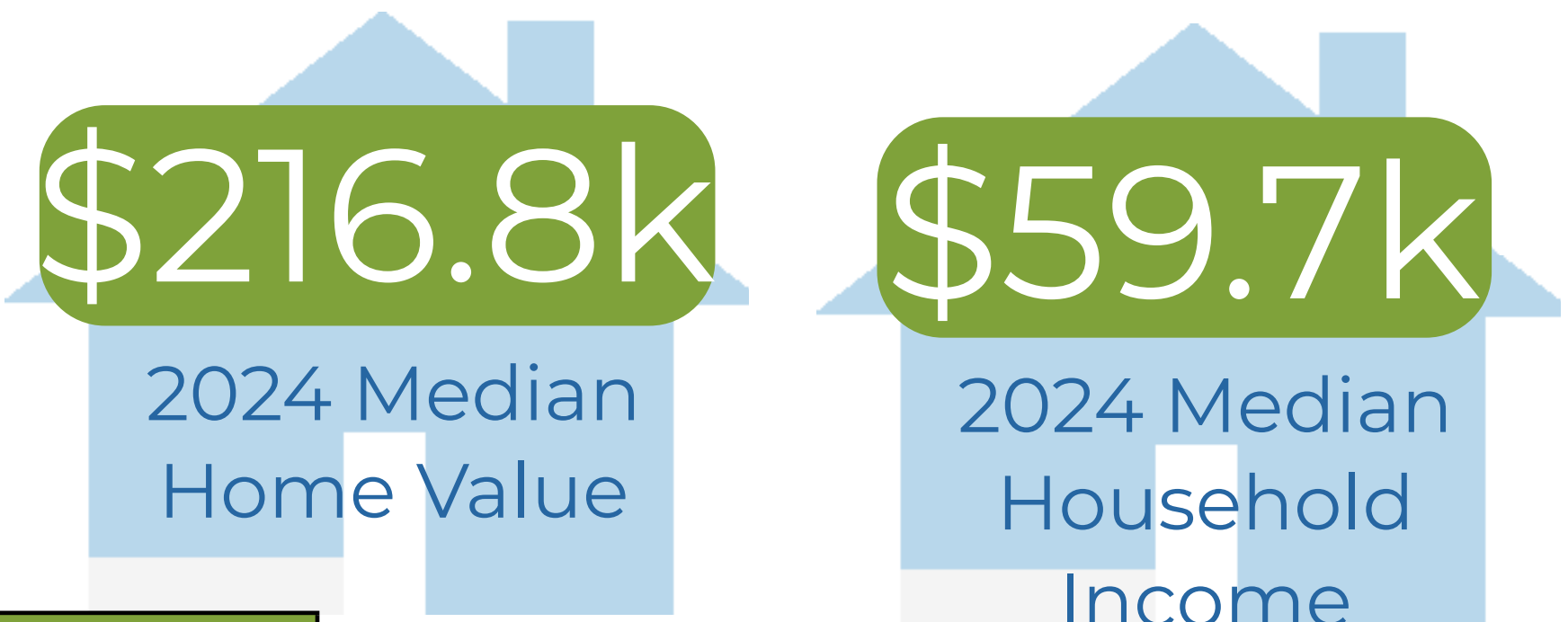
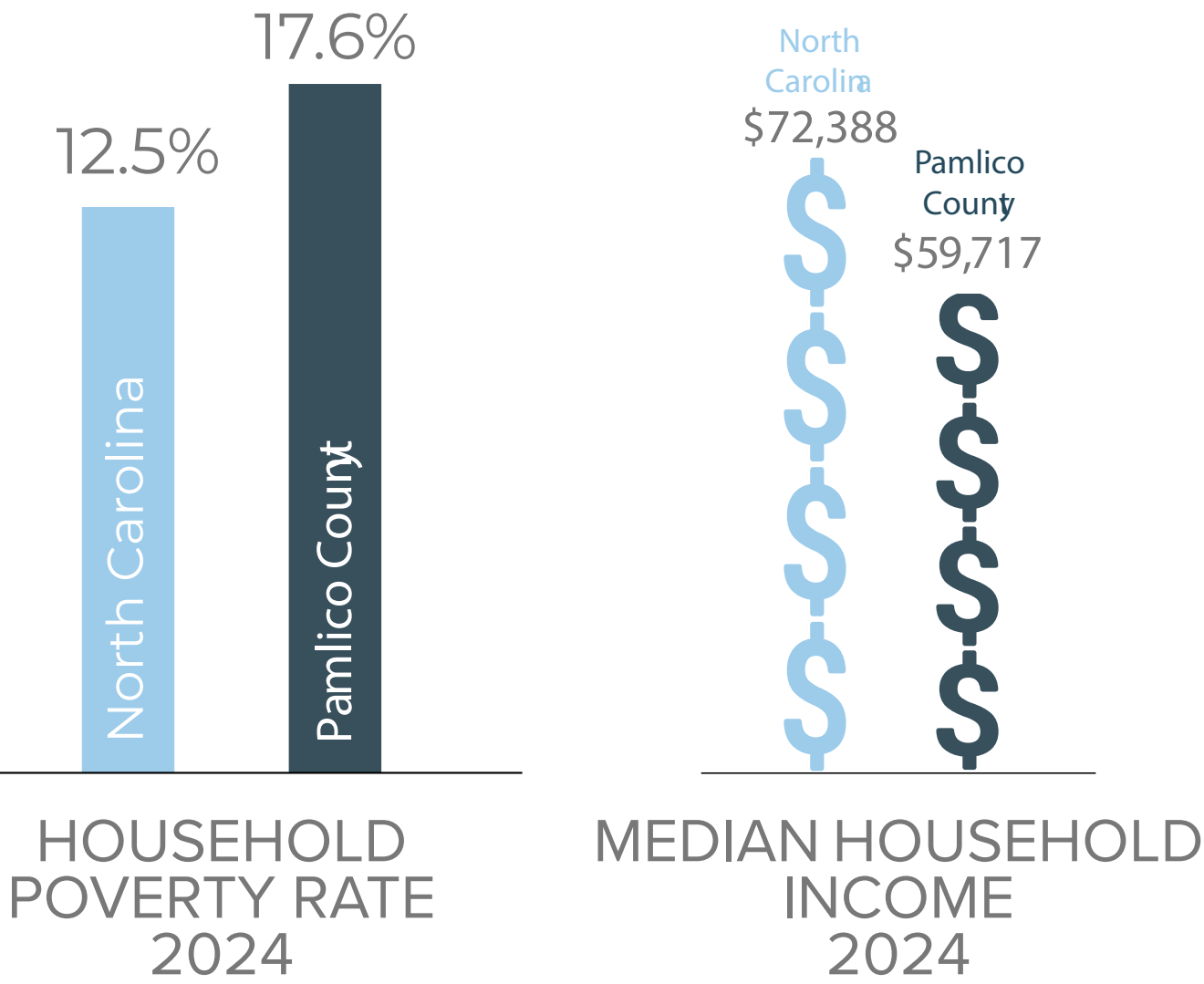
RETAIL TRADE is the leading industry sector in terms of employment

Agriculture remains present in the County, with a focus on traditional crops and working lands adapted to coastal soil conditions. Forestry also continues to be part of the rural landscape, although it has declined compared to historical levels (See table below):

Category	Value
Number of farms	81
Total land in farms	54,675 acres
Average farm size	675 acres
Harvested cropland	38,345 acres
Average age of farmers	55.9 years
Market value of agricultural products sold	\$31.8 million
Net cash farm income	\$5.16 million



AVERAGE HOUSEHOLD SIZE 2024

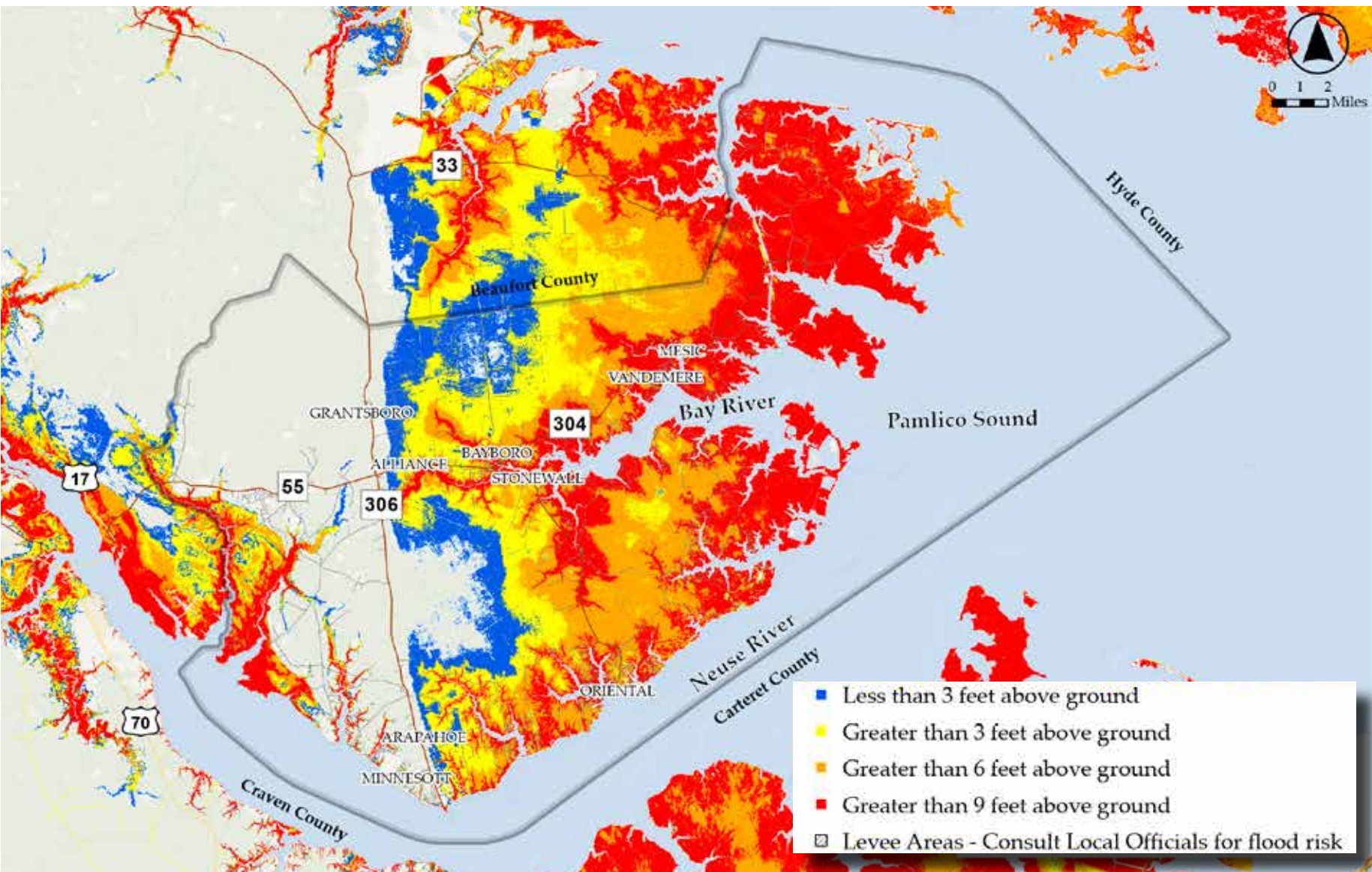
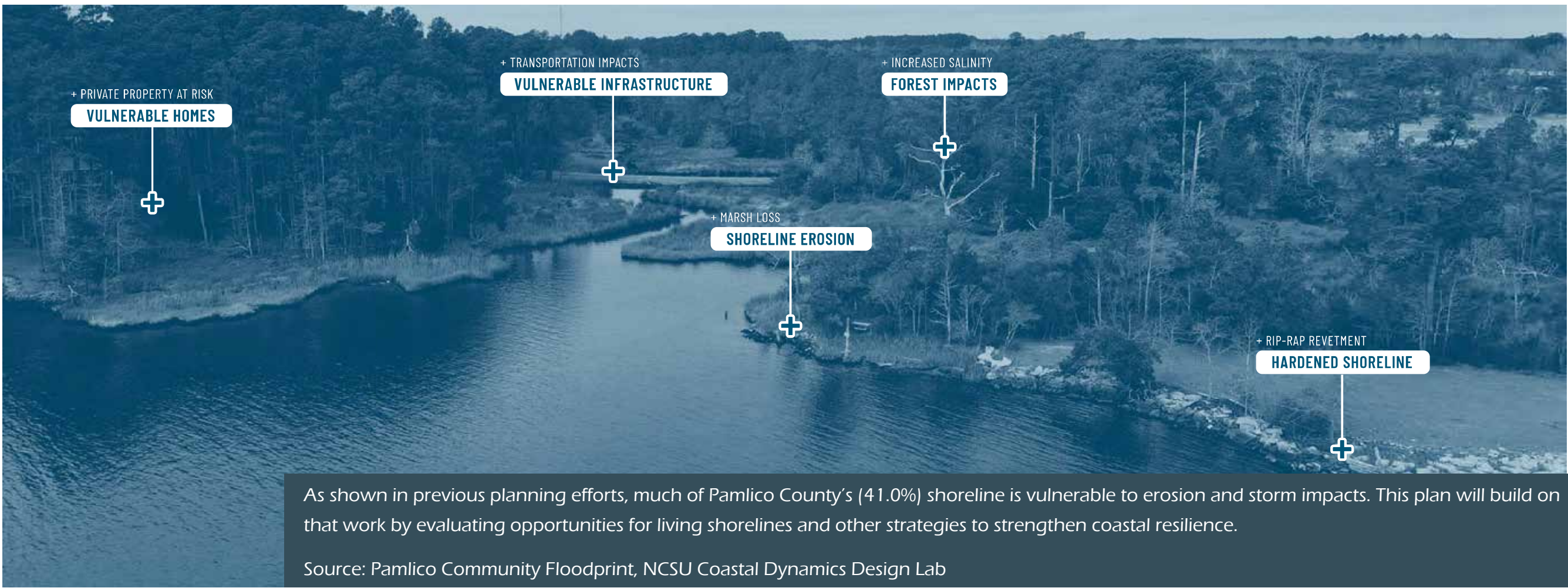


Environment

As with all coastal counties in North Carolina, hurricanes and heavy rainfall events are an expected part of life. This plan will explore how Pamlico County can better prepare for and adapt to these conditions by integrating resilience into future land use decisions, helping guide growth in a way that reduces vulnerability and supports long term community stability.

Pamlico County's wetlands, shaped by its low coastal landscape along the Neuse River and Pamlico Sound, are dominated by pine flat (19.94%) and managed pineland (16.12%) and play a key role in absorbing stormwater, reducing flooding and erosion, and protecting coastal areas from storm impacts.

Wetland Type	Acres	% of Total Wetland Coverage
Pine Flat	24,255.7	19.94%
Managed Pineland	19,612.0	16.12%
Drained Salt/Brackish Marsh	16,870.7	13.87%



As shown on the map, more than half of Pamlico County is expected to face inundation during a Category 3 hurricane.



VISION

My BIG IDEA for Pamlico County is...



RESILIENCY

Which of the following should the County focus on most to better handle flooding and storms?
Use a dot to indicate your TOP THREE choices.



Drainage and stormwater improvements



Protecting wetlands, natural areas, and shorelines



Steering development away from flood-prone areas



Improving roads and evacuation routes



Strengthening utilities and infrastructure

Is there anything else you would like to share with us regarding resiliency in Pamlico County?



WHAT DO YOU SEE?

Instructions

1. On the corresponding station worksheet, indicate your thoughts on the various pictures below.
2. Leave your worksheet with the station facilitator.



Instructions

1. In the fields below, write words and phrases that describe what you see on the corresponding picture on the board.
2. Leave your worksheet with the station facilitator.

1

2

3

4

5

6

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10