

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.

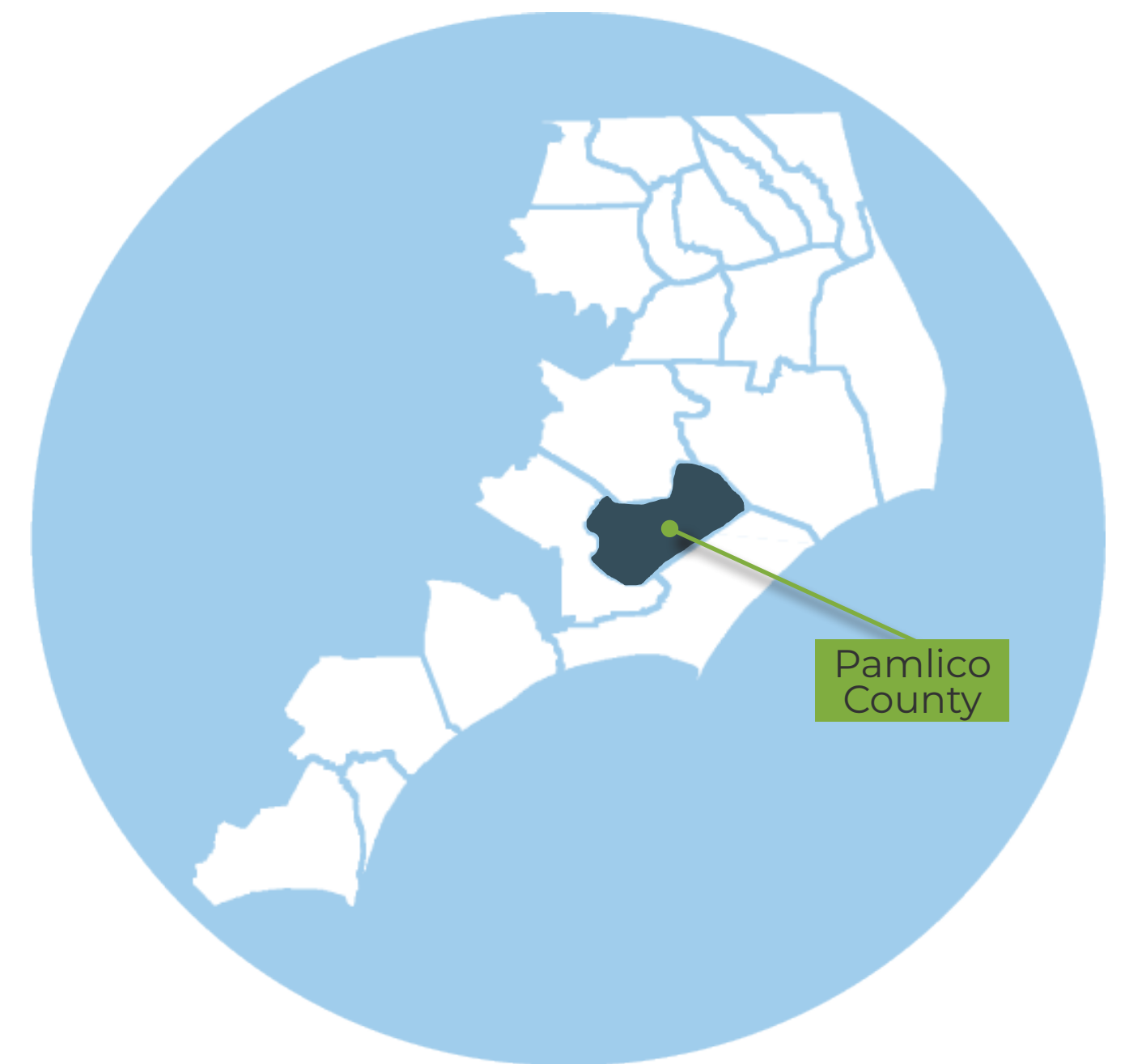
- ✓ **Project Initiation & Existing Conditions**
January - May 2026
- ✓ **Visioning + Goals and Plan Drafting**
June - August 2026
- ★ **Resiliency Integration and Future Land Use Map**
September - November 2026
- ✓ **Plan Finalization & Adoption**
December 2026 - February 2027
- **Certification by Division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

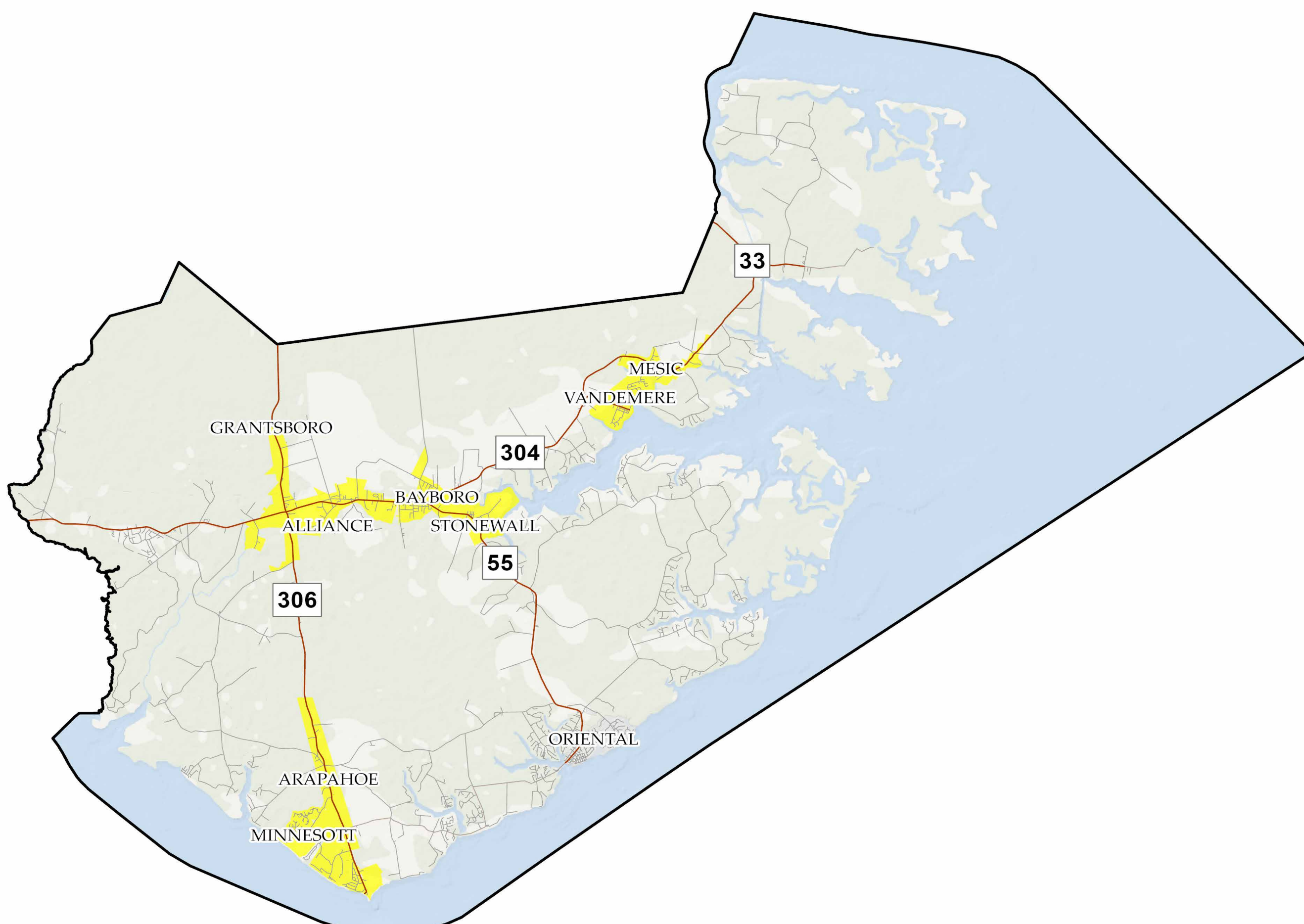
North Carolina CAMA Counties



Pamlico County (Land Use Plan Study Area)

- Unincorporated Pamlico County (Within Study Area)
- Municipalities within the study area

Note, Oriental is outside of the study area for this land use plan and 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.

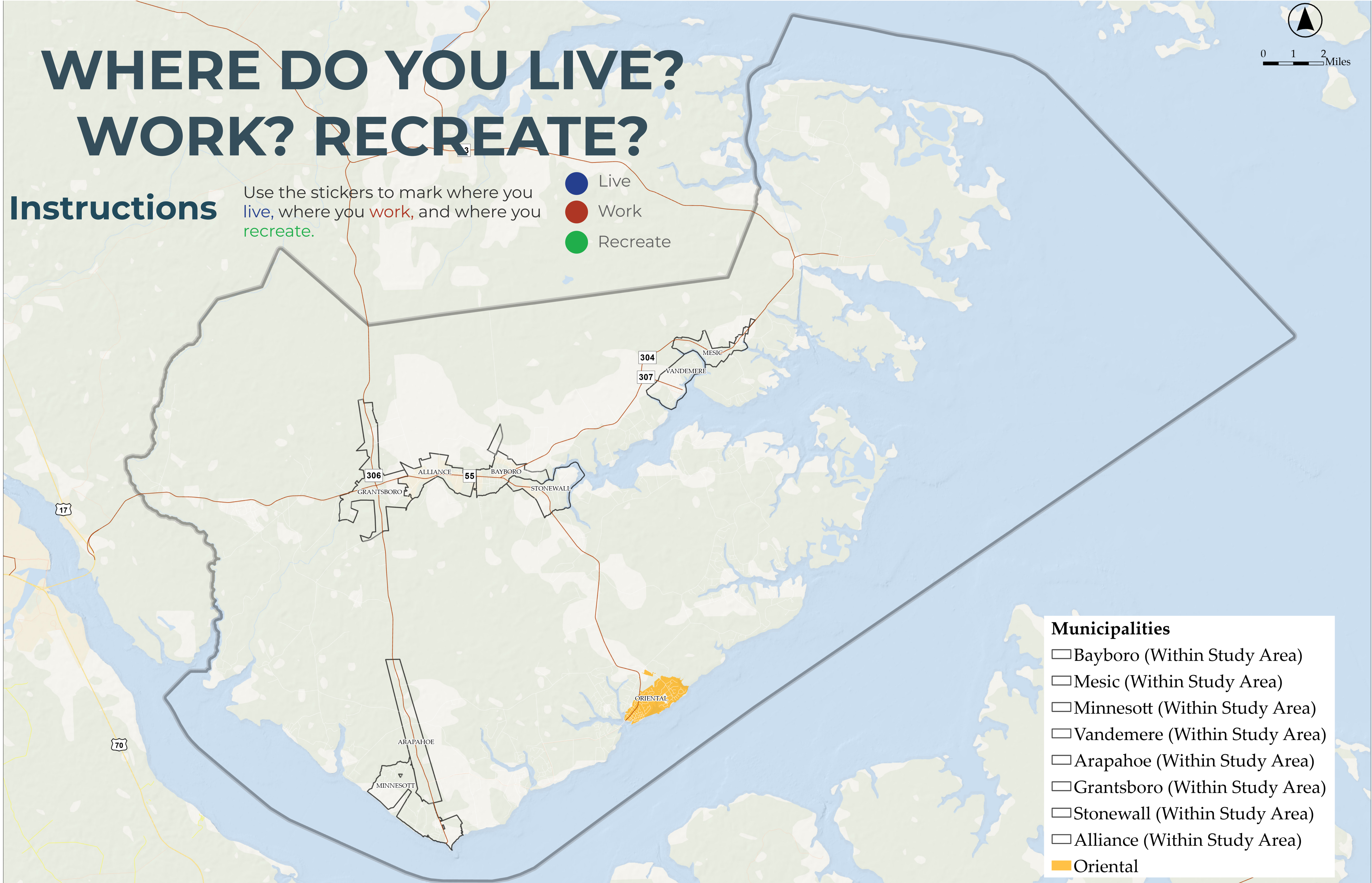
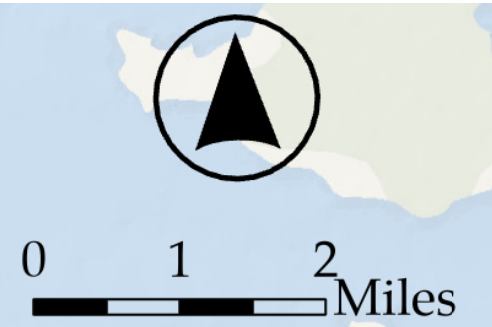


WHERE DO YOU LIVE? WORK? RECREATE?

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



EXISTING CONDITIONS

Community Characteristics

Population

Because of Pamlico County’s rural nature, widely used data sources such as the U.S. Census do not always capture conditions exactly how they exist on the ground today. For this reason, the information shown on this board and used throughout the creation of the plan draws from multiple data sources.

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.

Additional Data Considerations

10,279 registered voters

RESIDENTS 18 YEARS OF AGE AND OLDER

+

~2,300 school-aged children

CHILDREN AGES 6-17

+

~600 children ages 0-5

+

+100 long-term RV/
Campground residents

=

~13,300 permanent residents

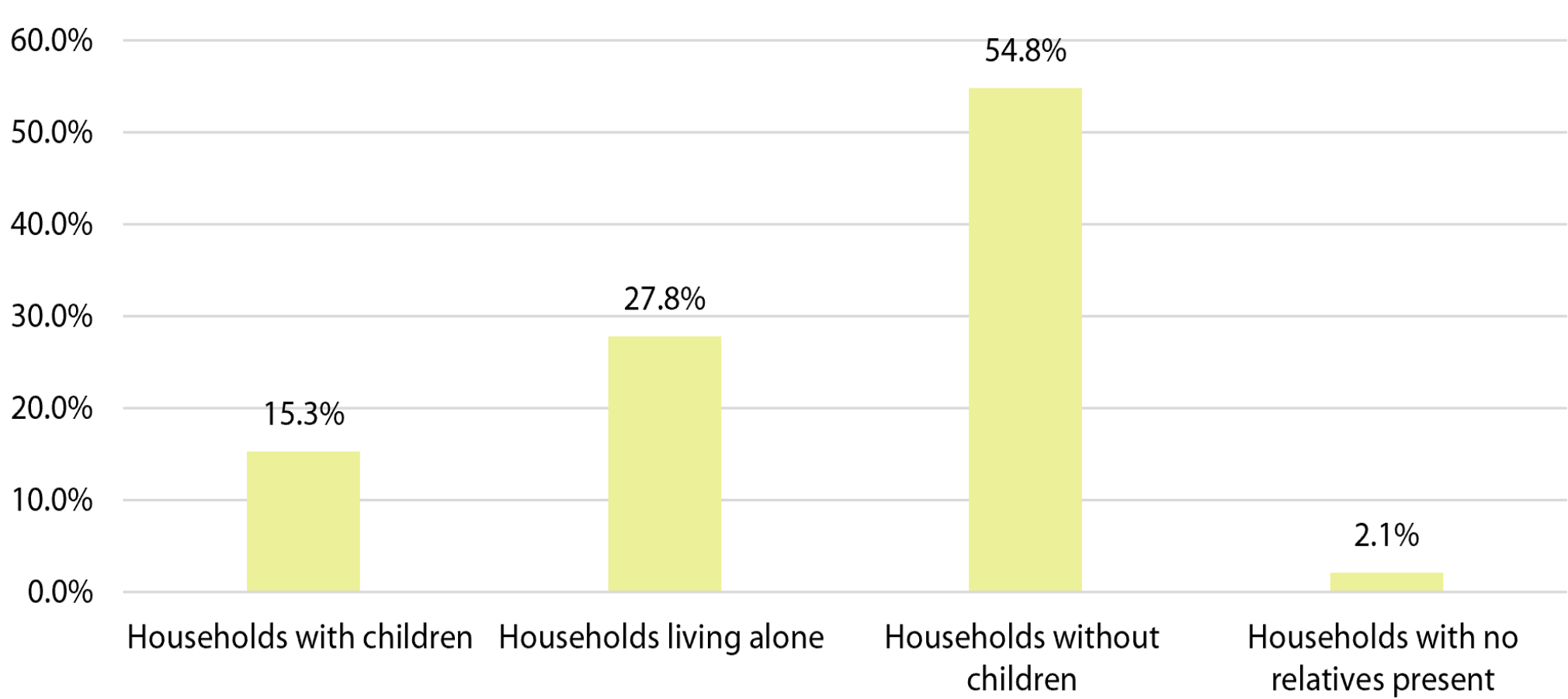
*AS OF JULY 2026

Existing 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.

The Existing Conditions Chapter in the Land Use Plan helps us understanding 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!

	2025	2030	2035	2040	2045	2050	2055
Permanent Population	12,405	12,590	12,740	12,840	12,910	12,950	12,970
Peak Visitor/Seasonal Population	2,135	2,167	2,193	2,210	2,222	2,229	2,232
Total Year-Round Population	14,540	14,757	14,933	15,050	15,132	15,179	15,202



55

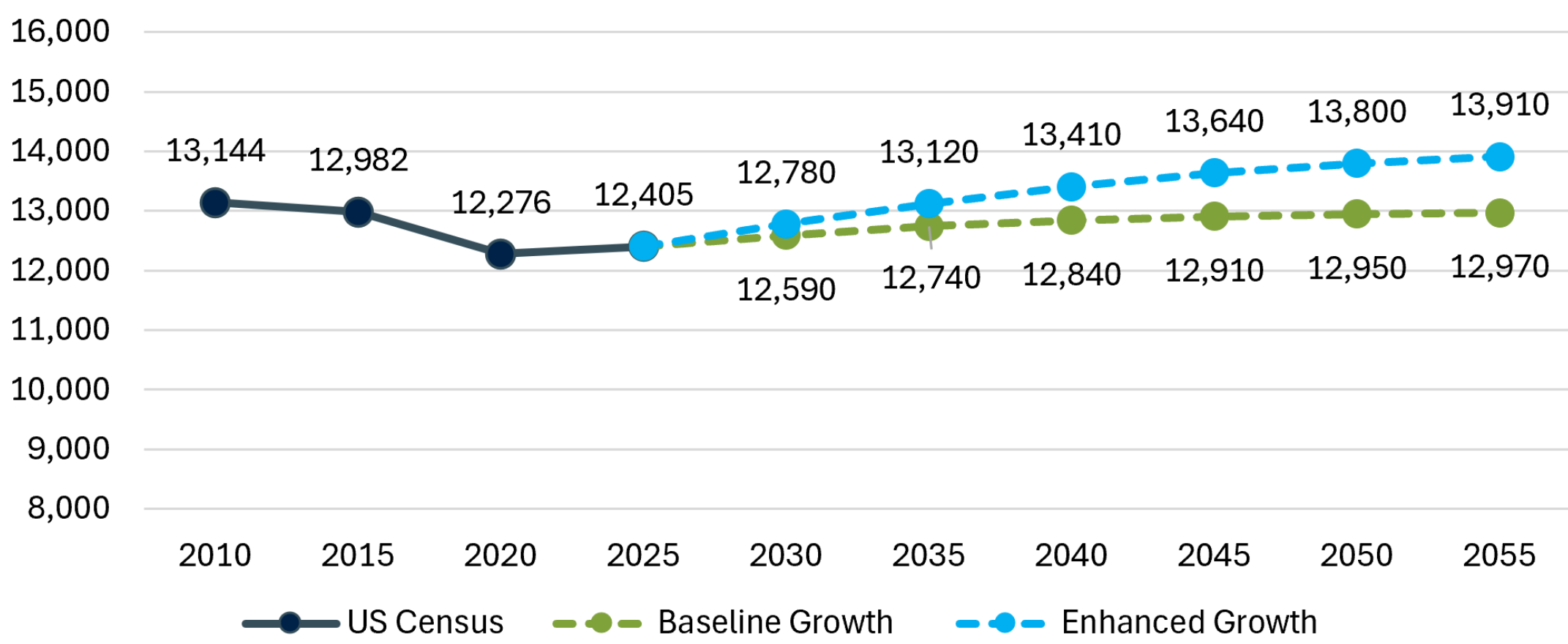
2025
Median Age

↑

48

2010
Median Age

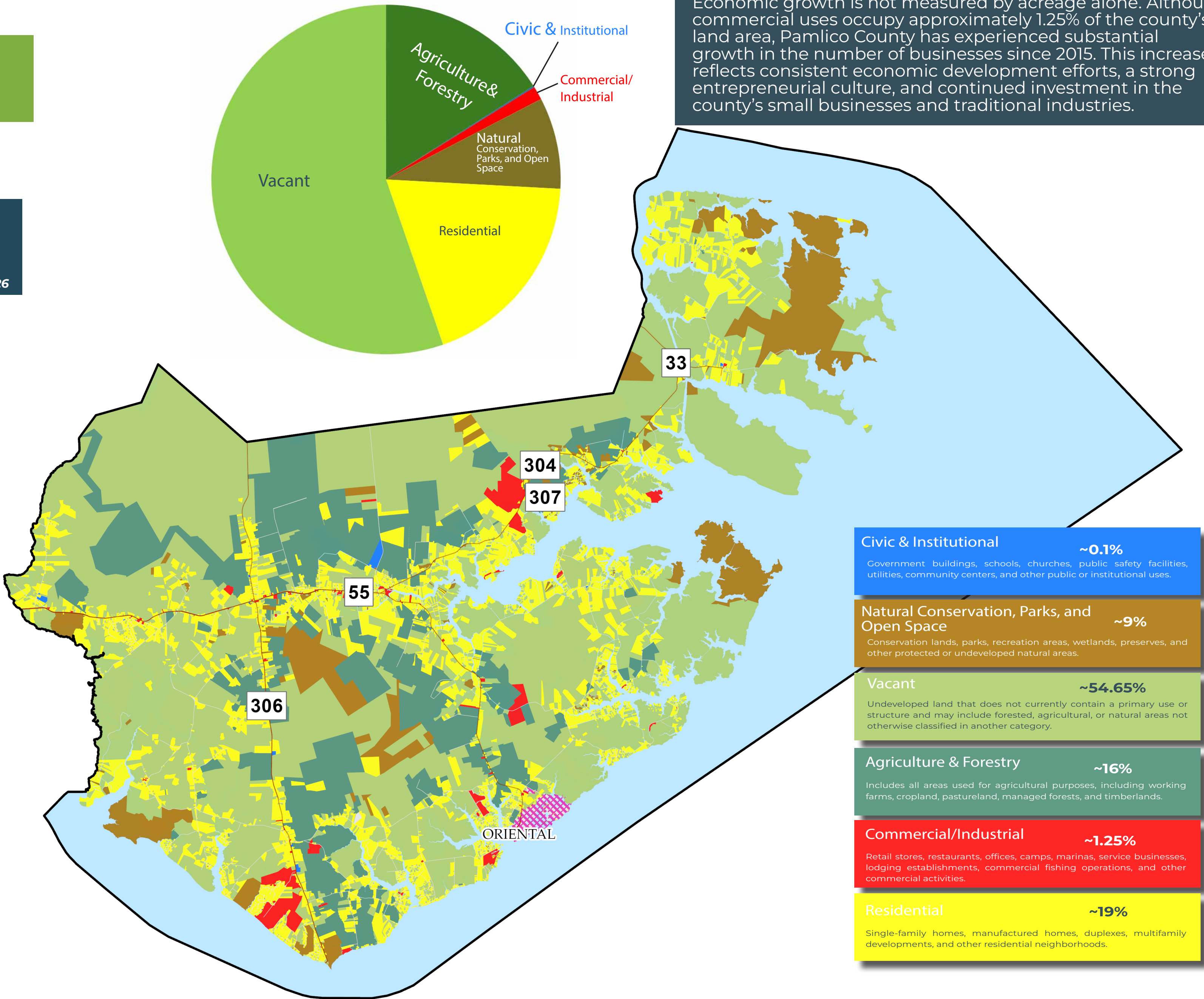
Projected Permanent Population Growth



Economic Development/Commercial Growth at a Glance:

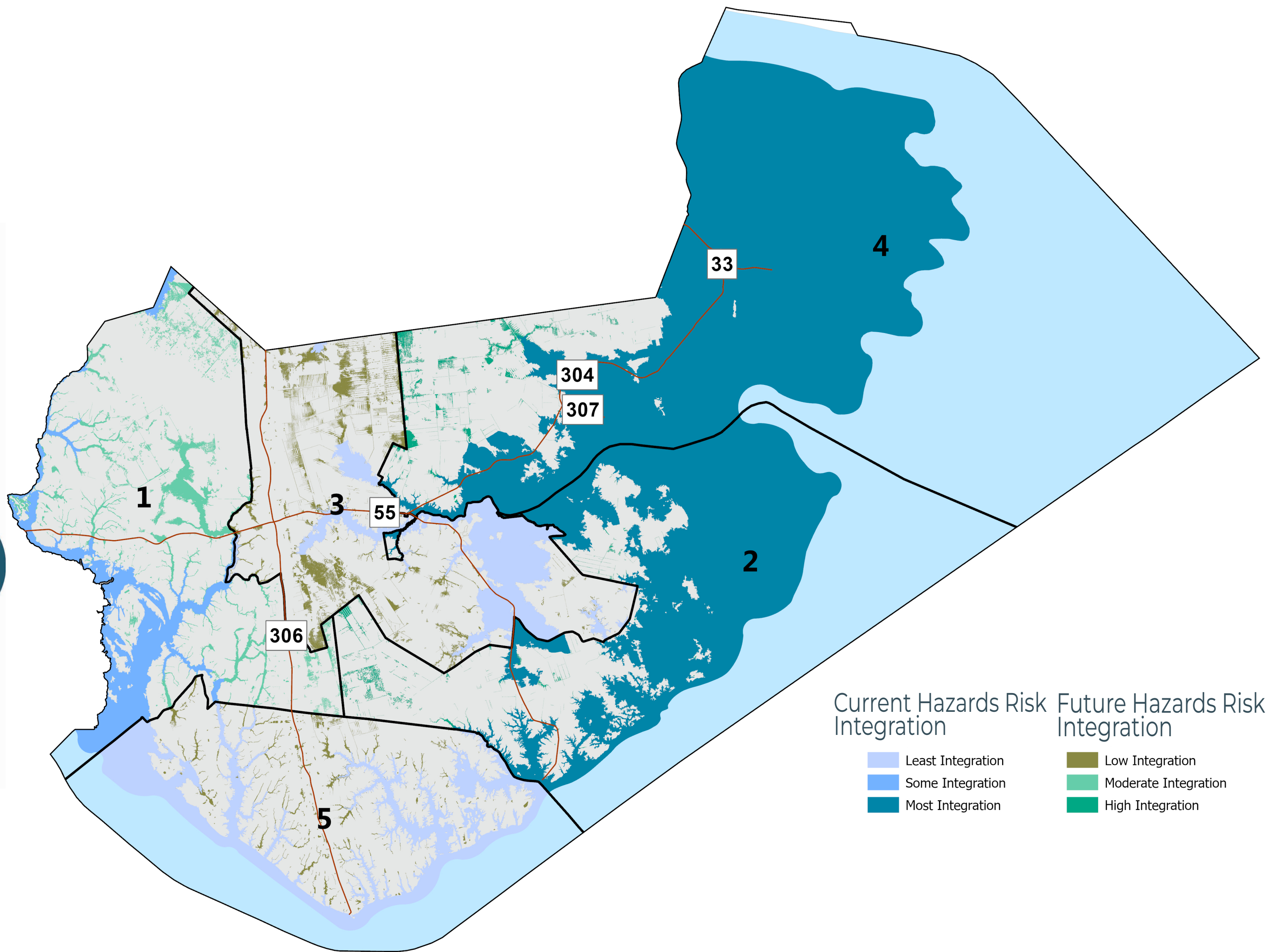
575 → 1,100+

Economic growth is not measured by acreage alone. Although commercial uses occupy approximately 1.25% of the county's land area, Pamlico County has experienced substantial growth in the number of businesses since 2015. This increase reflects consistent economic development efforts, a strong entrepreneurial culture, and continued investment in the county's small businesses and traditional industries.



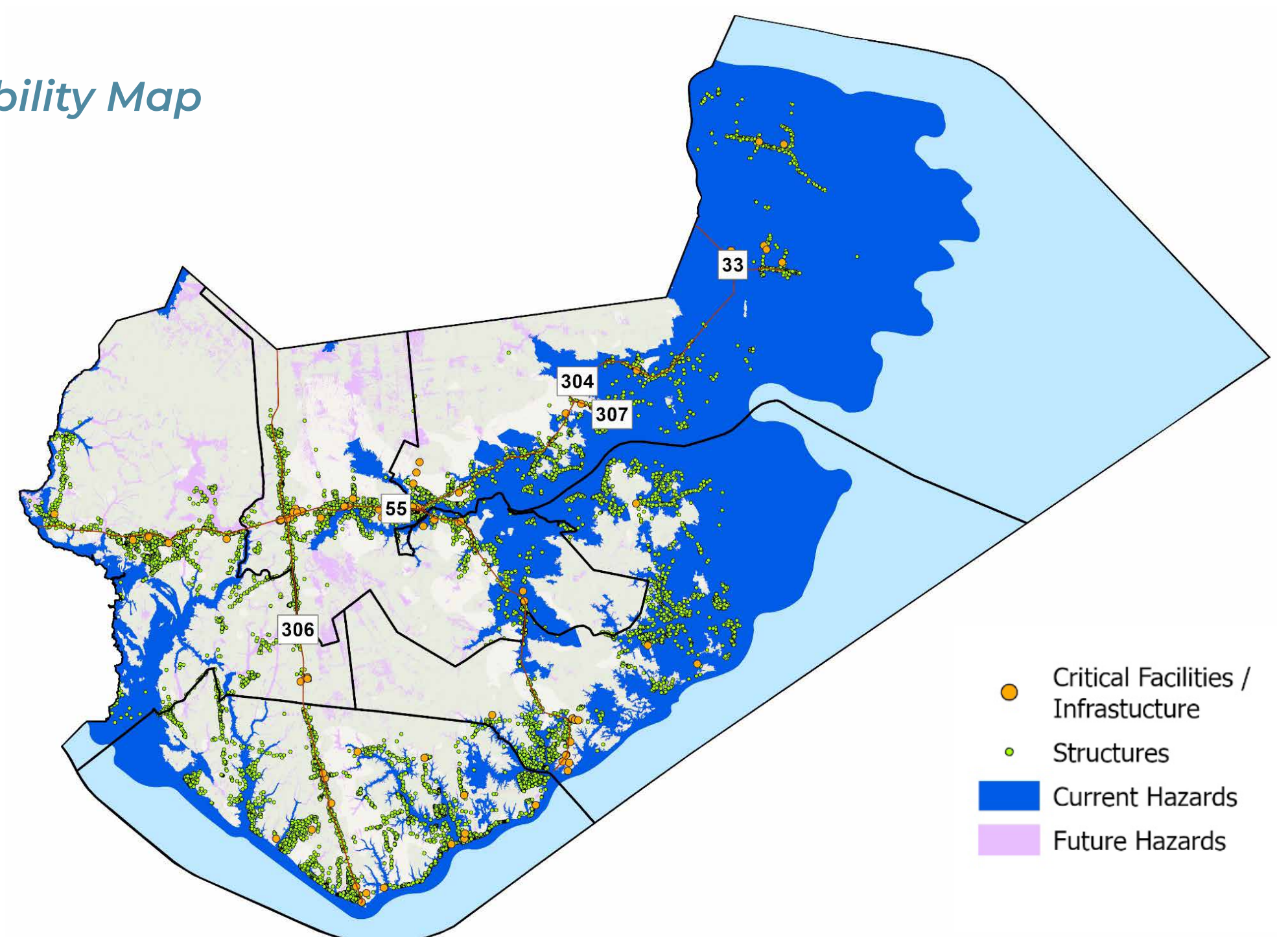
PIRS OVERVIEW

The Plan Integration for Resilience Scorecard by Texas A&M's Hazard Reduction and Recovery Center helps communities improve spatial awareness in disaster planning. This analysis evaluates how resilience policies from past planning efforts align with current and future flood hazards across Pamlico County. Results show the strongest policy integration in eastern shoreline areas that are currently vulnerable to flooding, while future flood risk is more widespread and supported by varying levels of resilience planning across the county.

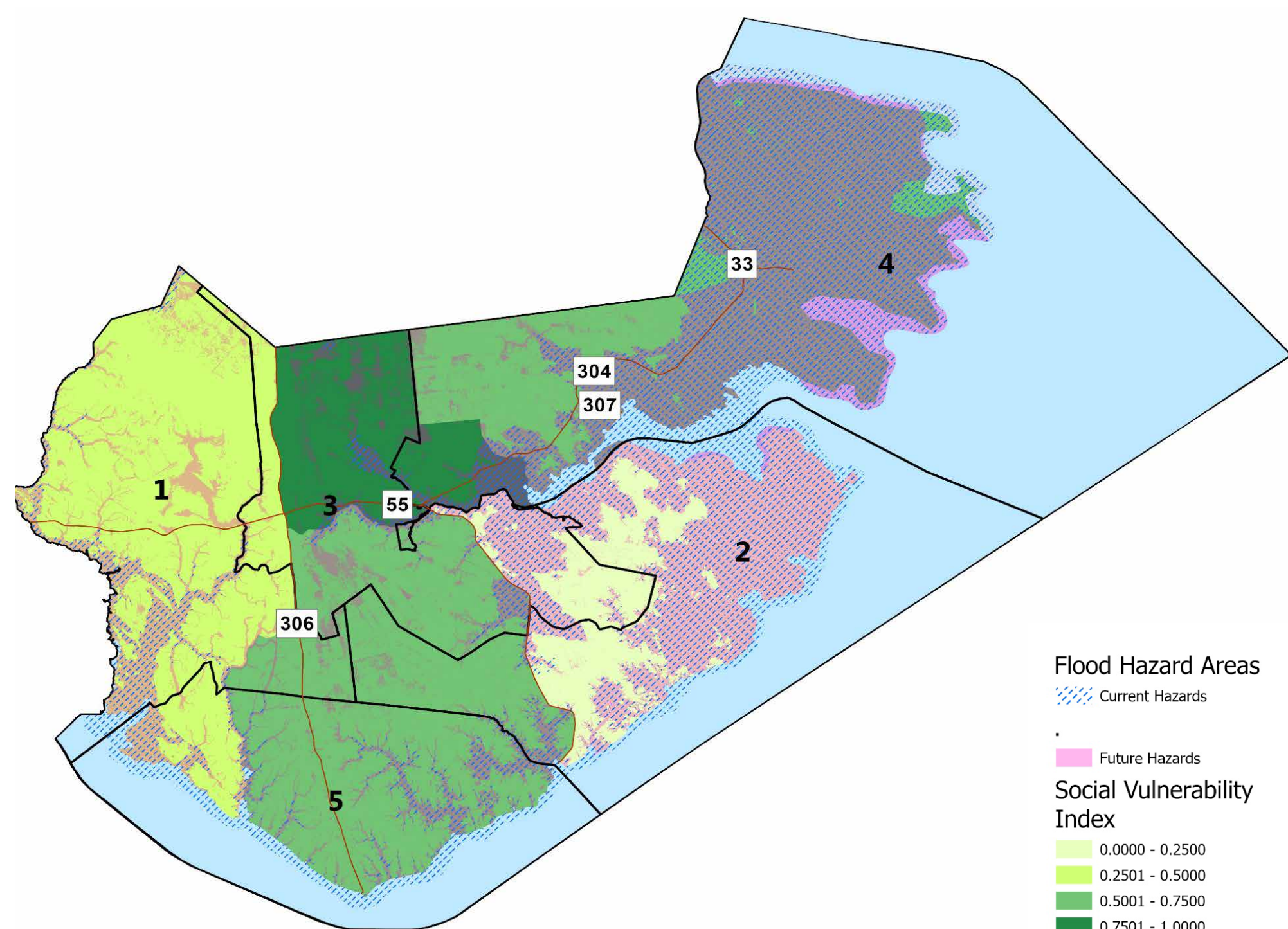


Physical Vulnerability Map

This analysis revealed that Pamlico County. Currently, over 1,200 buildings and 12 critical facilities are located within flood hazard areas. Future flood conditions extend beyond FEMA floodplains, placing an additional 862 buildings and two critical facilities at risk, underscoring the importance of resilience-focused planning and infrastructure investment.



Social Vulnerability Map



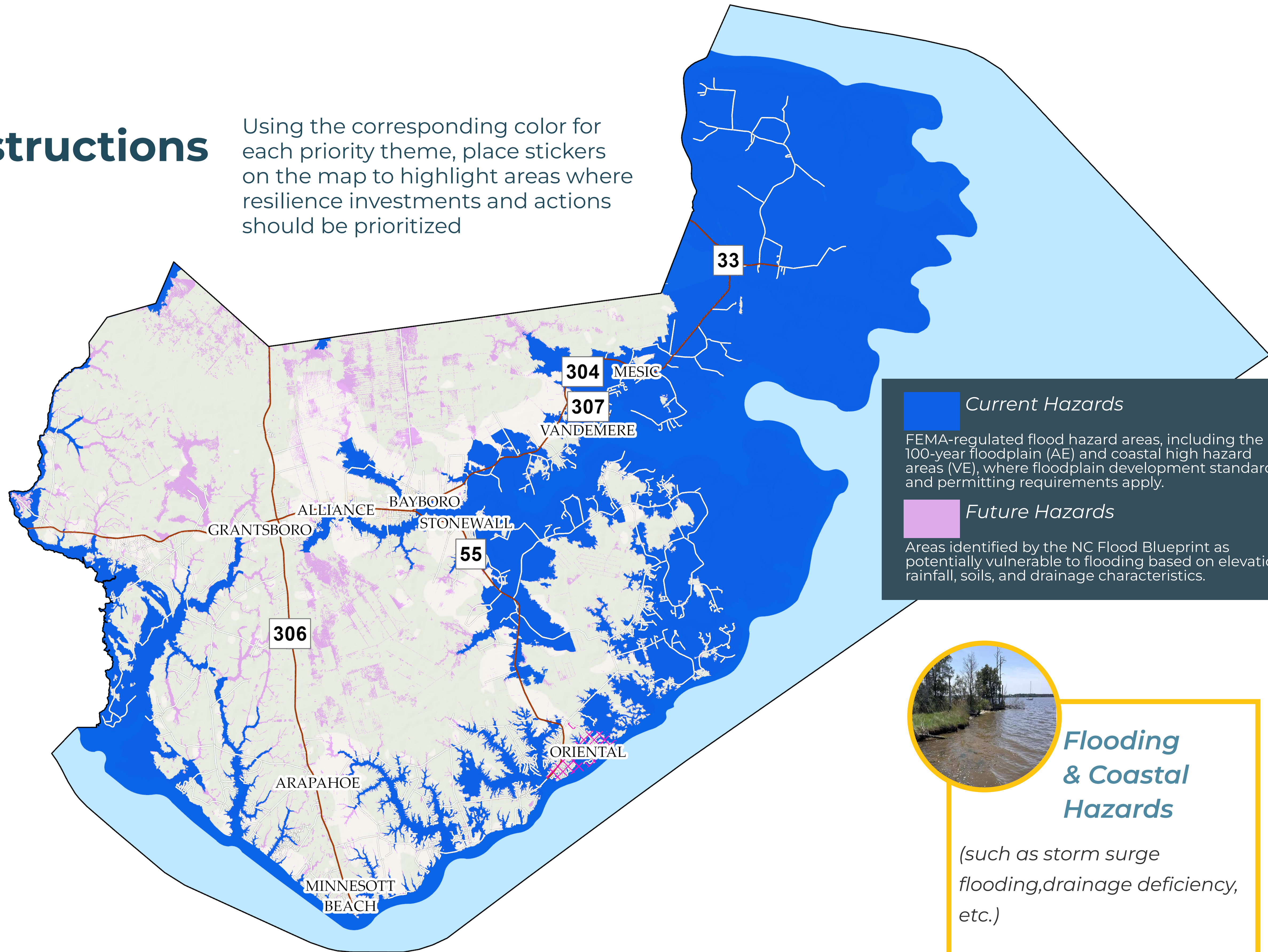
The Social Vulnerability Index (SVI) measures how factors such as age, income, mobility, housing, and access to resources can influence a community's ability to prepare for, respond to, and recover from hazards. The analysis identified portions of Alliance and Bayboro as having the highest levels of social vulnerability, while southeastern shoreline areas generally showed lower vulnerability scores. When combined with flood hazard data. Alliance, Bayboro, Hobucken, Mesic, and Lowland emerge as priority areas for resilience investments due to the combined effects of flood exposure, socioeconomic challenges, and geographic isolation.



RESILIENCY PRIORITIES

Instructions

Using the corresponding color for each priority theme, place stickers on the map to highlight areas where resilience investments and actions should be prioritized



Public Safety

(such as evacuation constraints, EMS delays, etc.)



Infrastructure & Built Environment

(such as utility disruption, critical facility vulnerability, etc.)



Flooding & Coastal Hazards

(such as storm surge flooding, drainage deficiency, etc.)



Environmental & Natural Systems

(such as shoreline erosion, wetland gain, land loss, etc.)



LIVING WITH WATER

Water is a part of everyday life in Pamlico County. From the county's rivers, creeks, and the Pamlico Sound, water influences our communities, economy, culture, and way of life.

Instructions

Place dot stickers on the board to highlight what comes to mind when you think about the statement "living with water." You may select more than one category.



Waterfront Economy

An economy built on fishing, marine industries, tourism, transportation, and aquaculture.



Storm Flooding

Flood risks associated with heavy rainfall, storm surge, high tides, and hurricanes that affect homes, infrastructure, and community access.



Water Recreation

Recreational opportunities that take advantage of the county's waterways, including boating, fishing, kayaking, paddling, sailing, swimming, wildlife viewing, and waterfront access.



Coastal Changes

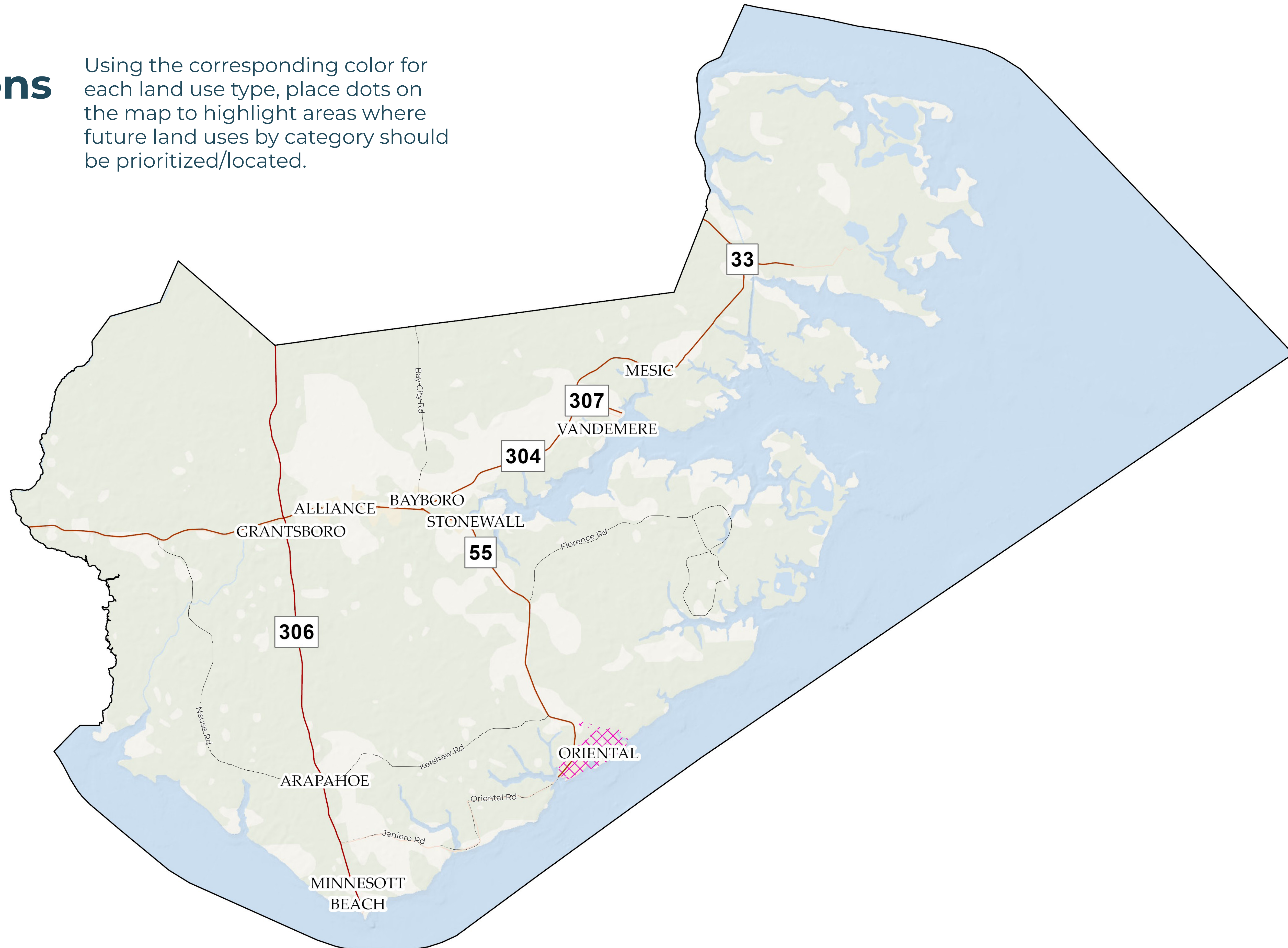
Long-term changes in coastal water levels such as groundwater rise, land subsidence, and sea level rise that influence flooding, shoreline stability, infrastructure, and community resilience.



FUTURE LAND USE

Instructions

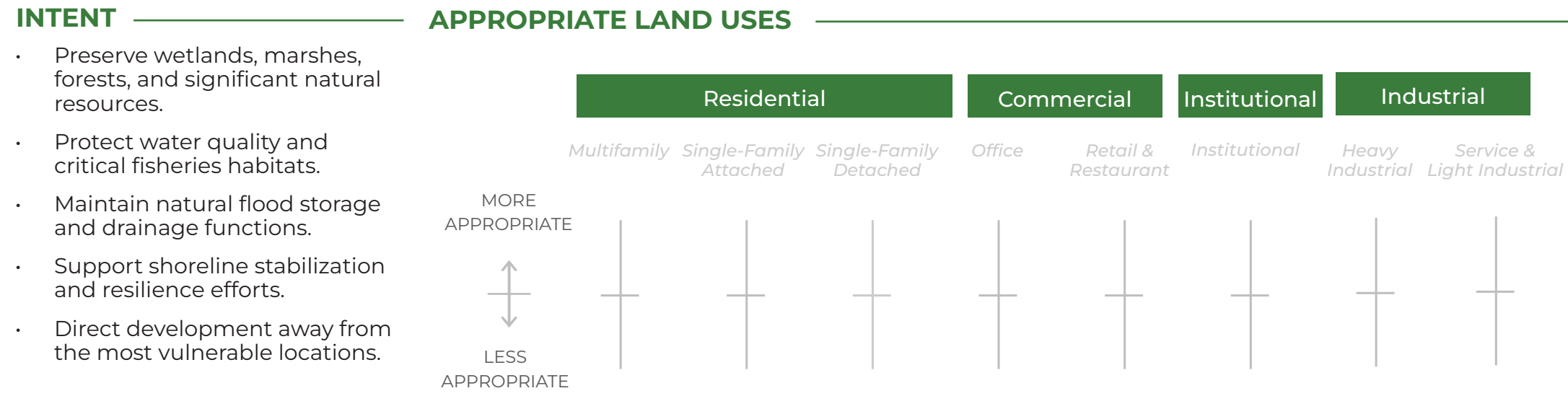
Using the corresponding color for each land use type, place dots on the map to highlight areas where future land uses by category should be prioritized/located.



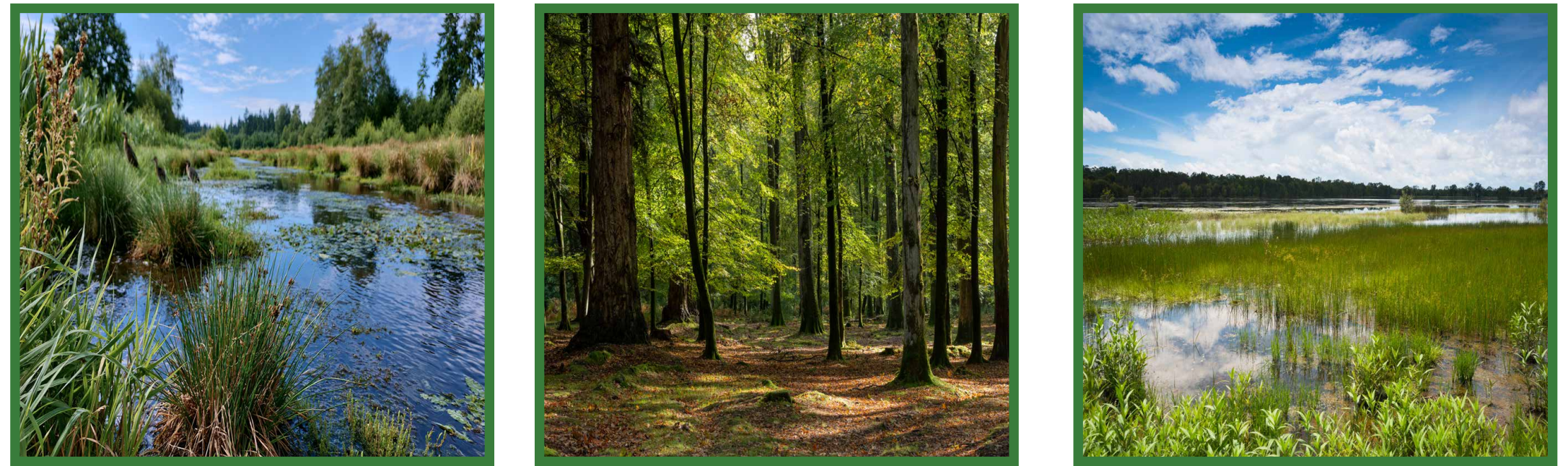
FUTURE LAND USE

Conservation Areas CA

Land officially classified to protect Pamlico County's most environmentally sensitive lands, waterways, wetlands, and natural systems while reducing risks from flooding, storm surge, erosion, and sea level rise.

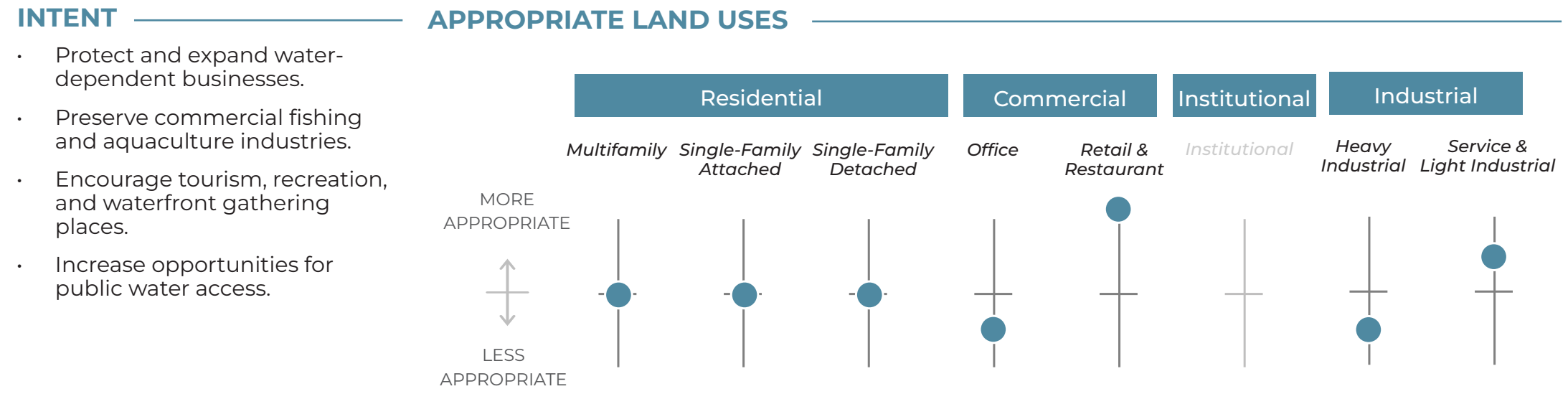


EXAMPLE PHOTOS



Waterfront Activity Centers WAC

Waterfront Activity Centers are development opportunity areas that support Pamlico County's waterfront economy, maritime heritage, tourism industry, and public access to the water while maintaining vibrant and working waterfront destinations.

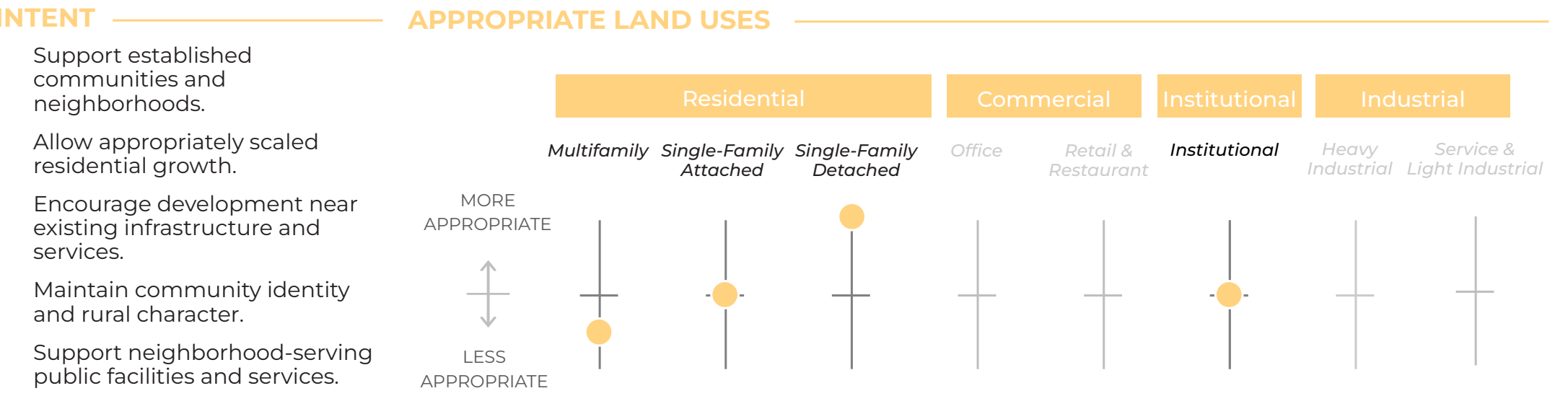


EXAMPLE PHOTOS

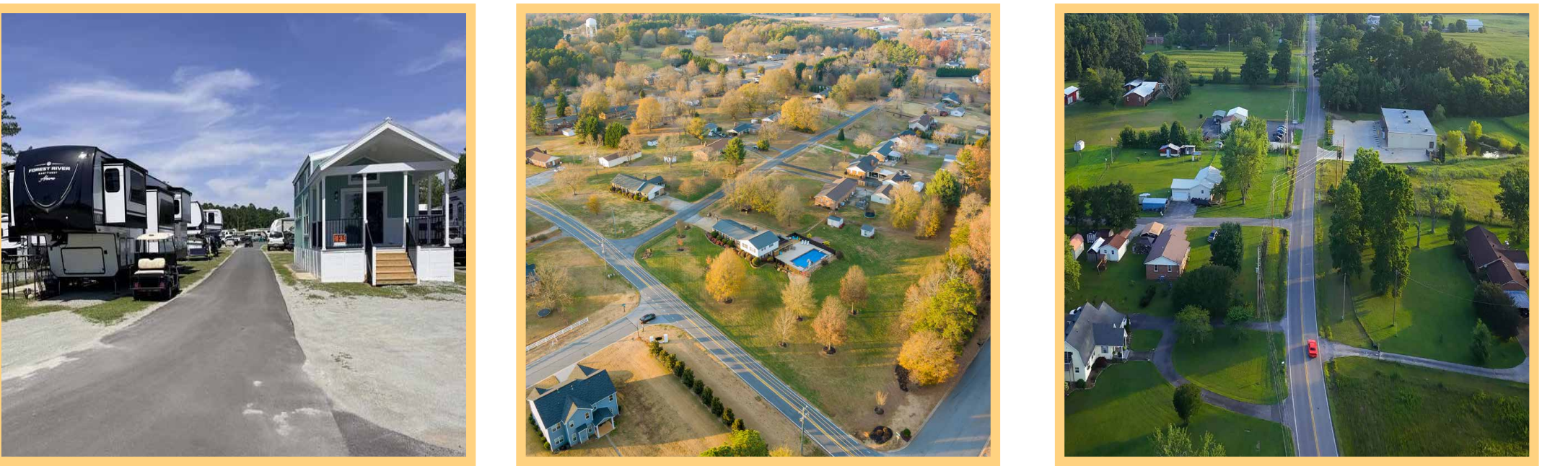


Rural Residential Communities RC

Areas that will accommodate existing neighborhoods and future residential growth while preserving the County's rural character and sense of community.

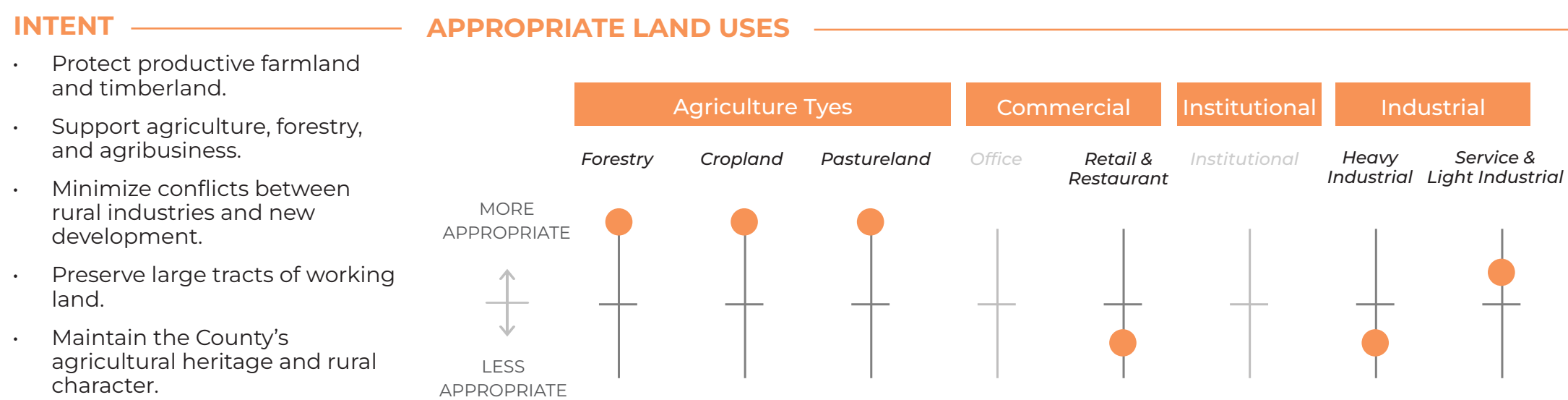


EXAMPLE PHOTOS



Rural Working Lands RWL

Land designated to preserve and strengthen the agricultural, forestry, and natural resource-based lands that contribute to Pamlico County's economy, heritage, and rural landscape.

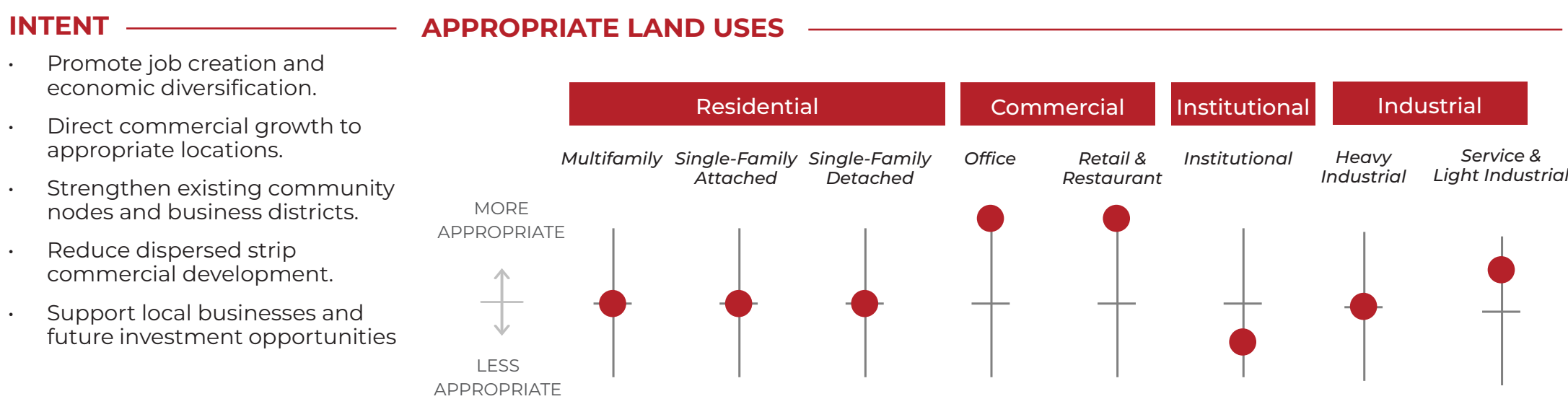


EXAMPLE PHOTOS



Economic Development & Commercial Centers ECC

Designated activity centers that provide opportunities for future commercial growth, employment, business investment, and community-serving services in strategic locations throughout the County.



EXAMPLE PHOTOS



DRAFT VISION

Instructions

Read the following draft vision statement and provide any feedback using a post-it note and pasting it in the box below.

“Pamlico County values its rural character, natural resources, and waterfront heritage. Growth is guided to appropriate locations while preserving farmland, working waterfronts, forests, and open spaces. Healthy waterways, wetlands, and shorelines support the county’s environment, economy, and quality of life. A stronger and more diverse economy provides opportunities for residents to live and stay, while building on the county’s agricultural, fishing, tourism, and marine industries. Investments in housing, infrastructure, and transportation improve daily life and support future growth. Through thoughtful planning and stewardship, Pamlico County becomes more resilient to current and future hazards while preserving the character and resources that define it.”

TELL US WHAT YOU THINK!



CAMA & CRC MANAGEMENT GOALS

The Coastal Area Management Act (CAMA) and Coastal Resources Commission (CRC) provide five management goals for coastal counties to integrate into their land use plans. These goals often overlap with locally identified priorities that support effective resilience planning and long-term decision-making.



Protect Water Quality

Maintain, protect and where possible enhance water quality in all coastal wetlands, rivers, streams, and estuaries.



Expand Public Access

Maximize public access to the County's waters.



Promote Land Use Compatibility

Ensure that development and use of resources or preservation of land balance protection of natural resources and fragile areas with economic development, and avoids risks to public health, safety, and welfare.



Manage Natural Hazard Areas

Conserve and maintain coastal features for their natural storm protection functions and their natural resources giving recognition to public health, safety, and welfare issues.



Strengthen Infrastructure Carrying Capacity

Ensure that public infrastructure systems are sized, located, and managed so the quality and productivity of AECs and other fragile areas are protected or restored.



DRAFT PAMLICO COUNTY LOCAL GOALS

Instructions

Review the CAMA-specific goals on the **previous board**. Place a colored dot next to each local goal listed on **this board** using the matching color of the CAMA-specific goal it most closely aligns with.



Preserve Rural Character

Maintain the county's rural identity, scenic landscapes, and open spaces while guiding growth and investment to locations that support long-term community goals and infrastructure capacity.



Promote Diverse Economic Development

Create opportunities that encourage both younger and older generations to live, work, and invest in Pamlico County.



Support Working Waterfronts and Traditional Industries

Protect and strengthen the county's fishing, boating, agricultural, forestry, and marine industries while preserving the cultural heritage, economic value, and way of life they provide to Pamlico County residents.

