



TOWN OF PELETIER LAND USE PLAN

2025



CERTIFICATION OF THE LAND USE PLAN

In accordance with the provisions of the North Carolina Coastal Area Management Act (CAMA), this Land Use Plan for the Town of Peletier has been reviewed and certified by the Coastal Resources Commission.

Mayor (or Authorized Official) _____
Date

Planning Board Chair _____
Date

Chair, Coastal Resources Commission _____
Date

DRAFT

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Matrix for Land Use Plan Elements – 15A NCAC 7B .0702

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<ul style="list-style-type: none"> Matrix that shows the location of the required elements as set forth in this Rule 	You are here.
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<ul style="list-style-type: none"> Description of the dominant growth-related conditions that influence land use, development, water quality and other environmental concerns in the planning area 	10-13
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<ul style="list-style-type: none"> Current permanent and seasonal population estimates 	29
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<ul style="list-style-type: none"> Water supply watersheds or wellhead protection areas 	41
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<ul style="list-style-type: none"> Environmentally fragile areas, such as wetlands, natural heritage areas, areas containing endangered species, prime wildlife habitats, or maritime forests 	43-53

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<ul style="list-style-type: none"> Status and changes of surface water quality; including: 	

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<ul style="list-style-type: none"> Impaired streams from the most recent Division of Water Resources (DWR) Basin Planning Branch Reports 	51-54
<ul style="list-style-type: none"> Clean Water Act 303 (d) List 	53
<ul style="list-style-type: none"> Other comparable data 	N/A
<ul style="list-style-type: none"> Current situation and trends on permanent and temporary closures of shellfishing waters as determined by the Report of Sanitary Survey by the Shellfish Sanitation and Recreational Water Quality Section of the DMF 	33-35
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<ul style="list-style-type: none"> Future wastewater system needs based on population projections 	72
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Community Facilities, contd.	Page Reference(s)
<ul style="list-style-type: none"> Description of highway facilities on the current thoroughfare plan or current transportation improvement plan 	75-77
<ul style="list-style-type: none"> Description of the impact of existing transportation facilities on land use patterns 	75-76
<ul style="list-style-type: none"> Description of the existing public stormwater management system 	79-80

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<ul style="list-style-type: none"> Identification of existing drainage problems and water quality issues related to point-source discharges of stormwater runoff 	79	
	Policy Citation(s)	Page Reference(s)
Future Land Use		
Policies		
<ul style="list-style-type: none"> Policies that exceed the use standards and permitting requirements found in Subchapter 7H, State Guidelines for Areas of Environmental Concern 	N/A	N/A
Policies that address the Coastal Resources Commission's (CRC's) management topics:		
Public Access Management Goal: <i>Maximize public access to the beaches and the public trust waters of the coastal region.</i>		
The planning objectives for public access are local government plan policies that:		
<ul style="list-style-type: none"> Address access needs and opportunities 	1.1-5	Page 81-82
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The planning objectives for land use compatibility are local government plan policies that:		
<ul style="list-style-type: none"> Characterize future land use and development patterns 	2.1,2.2	Page 82
<ul style="list-style-type: none"> Establish mitigation criteria and concepts to minimize conflicts 	2.4	Page 82
Infrastructure Carrying Capacity Management Goal: <i>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.</i>		
The planning objectives for infrastructure carrying capacity are local government plan policies that:		
<ul style="list-style-type: none"> Establish service criteria 	3.1	Page 82
<ul style="list-style-type: none"> Ensure improvements minimize impacts to AECs and other fragile areas 	3.2,3.3,3.4	Page 82
Natural Hazard Areas Management Goal: <i>Conserve and maintain barrier dunes, beaches, floodplains, and other coastal features for their natural storm protection functions and their natural resources giving recognition to public health, safety, and welfare issues.</i>		
The planning objectives for natural hazard areas are local government plan policies that:		
<ul style="list-style-type: none"> Establish mitigation and adaptation concepts and criteria for development and redevelopment, including public facilities 	4.1-3	Page 83
<ul style="list-style-type: none"> Minimize threats to life, property and natural resources resulting from erosion, high winds, storm surge, flooding, or other natural hazards 	4.1-3	Page 83

Water Quality Management Goal: <i>Maintain, protect and where possible enhance water quality in all coastal wetlands, rivers, streams, and estuaries.</i>		
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<ul style="list-style-type: none"> Establish strategies and practices to prevent or control nonpoint source pollution 	5.1-3	Page 83

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<ul style="list-style-type: none"> Establish strategies and practices to maintain or improve water quality 	5.5	Page 83
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Tools for Managing Development		
<ul style="list-style-type: none"> Description of the role of plan policies, including the future land use map, in local decisions regarding land use and development 	Page 85-86	
<ul style="list-style-type: none"> Description of the community's development management program, including local ordinances, codes, and other plans and policies 	Page 59	
Action Plan and Implementation Schedule		
<ul style="list-style-type: none"> Description of actions that will be taken by the local government to implement policies that meet the CRC's management topic goals and objectives, specifying fiscal year(s) in which each action is anticipated to start and finish 	Page 87-91	
<ul style="list-style-type: none"> Identification of specific steps the local government plans to take to implement the policies, including adoption and amendment of local ordinances, other plans, and special projects 	Page 87-91	

SECTION 1. COMMUNITY CONCERNS AND ASPIRATIONS

In accordance with North Carolina General Statutes, local governments must base zoning decisions on a comprehensive long-range plan that addresses land use, development, infrastructure, and resource management. These decisions include rezoning, transportation planning, subdivision regulation, infrastructure extension, and other growth-related policies.

To meet this statutory requirement and to ensure responsible future development, the Town of Peletier initiated the development of the 2025 Town of Peletier Land Use Plan. The Town partnered with the Western Piedmont Council of Governments (WPCOG) to facilitate the planning process, engage stakeholders, and ensure alignment with state and regional planning standards.

The 2025 Land Use Plan is a foundational document that articulates a shared vision for Peletier's growth over the next 10 to 20 years. It reflects the community's values, goals, and aspirations, and provides a clear and actionable framework for decision-making. The Plan outlines where and how growth should occur, what areas should be conserved or remain unchanged, and identifies key priorities for public investment, infrastructure, and land use regulation.

Town Council, the Planning Board, and staff will use the 2025 Plan to:

- Evaluate rezoning and land use applications
- Guide updates to the zoning ordinance and subdivision regulations
- Inform capital improvement planning and infrastructure expansion
- Prioritize grant applications and funding opportunities
- Shape transportation, utility, and park planning
- Support budget decisions and long-term community development strategies

By adhering to this Plan, the Town of Peletier seeks to promote orderly growth, protect natural and cultural resources, and foster a high quality of life for current and future residents.

Relationship to the Carteret County Land Use Plan

Although municipalities in Carteret County may choose to fall under the County's Coastal Area Management Act (CAMA)-compliant Land Use Plan, the Town of Peletier has adopted its own stand-alone Land Use Plan to better reflect its local priorities and planning context. This independence allows the Town to tailor policies to its unique geography, development pressures, and community goals.

The 2025 Peletier Land Use Plan complements—but is distinct from—the 2021 Carteret County Land Use Plan, which was certified by the North Carolina Coastal Resources Commission in accordance with 15A NCAC 7B and emphasizes countywide coordination, environmental protection, and coastal resource management. While the County plan continues to serve as a reference point for broader regional planning and CAMA permitting, the Town’s own Land Use Plan ensures Peletier’s voice and vision are clearly defined and locally directed.

Public Engagement and Planning Approach

Development of the 2025 Plan emphasized public participation and data-driven planning. Through community meetings, surveys, and stakeholder discussions, residents and property owners helped shape the goals and policies included in the Plan. These efforts ensured that the Plan not only complies with legal requirements but also reflects the community's values and desired future.

The Plan considers existing zoning, land use trends, infrastructure capacity, natural resource constraints, and emerging development pressures. It builds on previous planning work at both the municipal and county levels while introducing specific policy guidance tailored to the needs and vision of the Town of Peletier.

Steering Committee Guidance

The development of the Town of Peletier Land Use Plan was primarily guided by the recommendations and insights of the Comprehensive Plan Steering Committee. This committee represented a cross-section of the community, including elected officials, business owners, property owners, and residents, all of whom shared their knowledge and perspectives on the future of the Town. Their input was instrumental in shaping the goals, policies, and recommendations contained in this plan, ensuring that the document reflects both the community’s values and its aspirations for sustainable growth.

The following individuals served on the Comprehensive Plan Steering Committee and contributed their time and expertise throughout the planning process:

Comprehensive Plan Steering Committee

Name	Role/Title	Affiliation/Organization
Dale Sowers	Mayor	Town of Peletier
Sonny Mason	Commissioner	Town of Peletier
Donna Bierly	Planning Board Chair	Local Business Owner
Casar Collazo	Former Planning Board	Resident
Carlton Gideon	Senior Planner	Eastern Carolina Council/Peletier

DOMINANT GROWTH-RELATED CONDITIONS

The Town of Peletier Planning Board, along with Town staff and input from local residents, identified the following key growth-related conditions that are shaping land use, development patterns, environmental quality, and infrastructure needs within the Town:

- **An Aging Population and Shifting Demographics**

Like much of coastal North Carolina, the Town of Peletier is experiencing a gradual demographic shift, with a growing percentage of its population composed of older adults and retirees. This trend presents both opportunities and challenges. While Peletier's natural beauty and small-town character make it attractive to retirees, the Town must also take proactive steps to retain and attract younger families and working-age adults. Diversifying housing options, improving access to services, and supporting local job creation will be essential for a balanced demographic future.

- **Residential Growth and Development Pressure**

The Town has seen continued interest in residential development, particularly as surrounding areas like Cape Carteret and western Carteret County build out. Peletier's proximity to Camp Lejeune, MCAS Cherry Point, and the NC 58 corridor makes it a desirable location for both military families and civilian workers. While the Town has not experienced the same volume of subdivision activity as larger jurisdictions, the steady pace of infill and subdivision development is expected to continue. Growth will need to be managed to preserve the Town's rural character, maintain water quality, and ensure adequate infrastructure capacity.

- **Water Quality and Environmental Considerations**

Water quality remains a central concern for the Town of Peletier, given its proximity to the White Oak River and nearby estuarine environments. Although Peletier does not contain shellfishing waters within its boundaries, it is part of a broader watershed where land use changes can affect downstream conditions. Protecting riparian buffers, reducing impervious surfaces, and encouraging low-impact development practices will help maintain the environmental quality that defines the area and supports both ecological and recreational uses.

- **Proximity to Military Installations and Regional Economic Drivers**

Military activity at Camp Lejeune and Cherry Point has long influenced regional growth patterns and employment. Many Peletier residents are either directly employed by the military or support industries. While this provides a stable economic foundation, it also exposes the area to potential risks associated with Base Realignment and Closure (BRAC) or shifts in defense spending. The Town should monitor these trends and continue to diversify its economic base where feasible.

- **Tourism and Recreation as Emerging Opportunities**

While Peletier is not a major tourism hub, it benefits from its proximity to outdoor recreation opportunities including boating, kayaking, fishing, and nearby access to the Croatan National Forest and Bogue Sound. The Town's future land use policies should recognize the importance of maintaining access to these natural assets and encouraging compatible development that supports eco-tourism and quality of life.

- **Transportation and Regional Accessibility**

The Town of Peletier is served by NC Highway 58, a critical regional corridor connecting it to Cape Carteret, the Crystal Coast, and the inland communities along US 17. With ongoing regional growth, traffic volumes and safety concerns along NC 58 are expected to increase. The Town

should work with NCDOT and regional partners to advocate for improved traffic management, multimodal transportation options, and safe pedestrian and bicycle connectivity within the Town and to adjacent communities.

- **Limited Public Utility Infrastructure**

Most properties in Peletier rely on private wells and septic systems for water and wastewater services. While some homes are connected to central water systems through private utility providers, no centralized sewer system currently serves the Town. This limits development density and presents environmental management challenges. Long-term planning should explore the feasibility of expanded utility infrastructure, particularly in areas identified for future growth.

- **Zoning and Land Use Regulations**

The Town of Peletier has zoning in place across its jurisdiction, but with a relatively low-intensity development pattern and large-lot residential zoning dominating much of the landscape. As the Town grows, it will need to consider updates to its zoning ordinance to better align with the goals of the 2025 Land Use Plan. This may include creating more flexible zoning categories, encouraging mixed-use development in designated areas, and adopting conservation-oriented design strategies to preserve open space.

KEY ISSUES

WPCOG staff led the attendees of the public meeting through an interactive SWOT analysis to compile input regarding the committee's perception of the town's strengths, weaknesses, opportunities and threats. The results of this analysis will be taken into consideration while drafting the Land Use Plan.

A SWOT (strengths, weaknesses, opportunities, and threats) is defined as the following. Strengths are internal and supportive characteristics that are the foundation of a community and provide stability. Weaknesses are internal and harmful characteristics to the community's stability. Opportunities are external and helpful characteristics for continued growth. Threats are external and harmful characteristics that weaken community stability. Depending on an individual's perspective, what may be considered as a strength to one may be a weakness or threat to another. Therefore, topics discussed can be listed in multiple areas of the SWOT analysis.

A WPCOG staff member moderated a discussion between the attendees on each SWOT category and recorded the topics that were identified. After the discussion the attendees voted on the individual topics under each SWOT category. Each attendee was allowed to cast up to 8 votes on the topics that were discussed. Attendees were instructed to vote on the topics that they felt were most important or were in highest agreement with. They were allowed to vote on a topic more than once and were not limited to a number of votes per SWOT category.

Below are the results of the SWOT analysis. Those that received zero (0) votes were identified in the discussion, but were not voted on in the later part of the analysis. This does not mean that these topics are to be ignored during the planning process.

Strengths (Internal, Supportive) – 21% of Total Votes

Residents value the Town's rural and small-town character, which received the most support in this category. Other notable strengths include low taxes/affordability, the presence of natural resources such as waterways and environmental quality, and unique features like the Croatan Forest and animal sanctuary. Topics like community legacy, history, and proximity to recreation were mentioned but received no votes.

Top Strengths:

- Rural / small-town atmosphere (3 votes)
- Affordability / low tax rate (2 votes)
- Natural features – waterways, environmental quality (2 votes total)

Weaknesses (Internal, Harmful) – 21% of Total Votes

The most significant internal challenges cited include lack of sidewalks and bike paths, limited youth resources, and noise issues from the Speedway. Other weaknesses noted, but not prioritized in voting, include lack of public transportation, limited business base, drug use, and absence of a defined downtown or public gathering space.

Top Weaknesses:

- Inadequate pedestrian/bike infrastructure (3 votes)
- Speedway noise/compliance (2 votes)
- Limited youth activities/resources (2 votes)

Opportunities (External, Supportive) – 29% of Total Votes

Peletier has several promising opportunities to enhance community vibrancy. Notable opportunities include establishing a market space/pop-up shops, redeveloping the old golf course, and repurposing a town-owned church for community use.

Top Opportunities:

- Utilize available property for events (5 votes)
- Create community market/pop-up spaces (3 votes)
- Small-scale redevelopment of existing assets (3 votes total)

Threats (External, Harmful) – 29% of Total Votes

Environmental and growth-related pressures were the dominant external concerns. The greatest threat identified was stormwater runoff and its impact on waterways and wetlands. Other threats include the strain from growth on infrastructure, impacts of development just outside town boundaries, and general vulnerability to weather and tourism-related traffic.

Top Threats:

- Stormwater runoff / waterway impacts (5 votes)
- Infrastructure strain due to growth (3 votes)
- Development at town edges and increased tourist traffic (2 votes total)

Key Takeaways

- Residents prioritize preserving Peletier’s rural character while addressing growth and infrastructure challenges.
- There is strong community interest in activating underused public spaces for events and local markets.
- Environmental concerns, particularly stormwater management, remain a top priority.
- The community desires better connectivity and resources for youth, alongside efforts to diversify the town’s economic base.

COMMUNITY VISION

The Community Vision for Carteret County was developed by the Steering Committee to guide development of the Land Use Plan. The Community Vision described below is an important feature of the Land Use Plan because it provides a description of the general physical condition and form that represents the Town’s plan for the future. It provides the foundation for setting priorities, defining goals, and developing land use policies to achieve Town of Peletier goals. Input from the public was considered in development of the community vision.

Vision Statement for the Future

Peletier is a welcoming small town rooted in rural heritage, natural beauty, and strong community spirit. We embrace thoughtful, responsible growth that encourages well-designed commercial development, strengthens infrastructure, and advances the sustainable use of land and water resources. By supporting public spaces, recreation, and opportunities for youth, we cultivate a vibrant and inclusive community where residents of all ages feel connected and supported. Honoring our past, we move forward with clarity and purpose—building a town where tradition and progress go hand in hand.

Goals and Objectives to Achieve the Community Vision

One of Peletier’s greatest assets is the proximity to the White Oak River and the Croatan National Forest. Access to these assets, along with other public spaces, are an important part of life in Peletier and should be increased and properly maintained.

- Management Goal:
 - Maximize public access to the river, forest, and other public properties.
- Planning Objectives:
 - Policies that address access needs and opportunities, with strategies to develop public access and provisions for all segments of the community, including persons with disabilities.

- Recommended Policies/ Implementing Actions:
 - Maintain existing public access points to natural and cultural features.
 - Establish public-private partnerships to provide greater access to the river and community spaces throughout town.
 - Create public open space and a central public gathering area within the town.
 - Expand opportunities to access the Croatan National Forest.
 - Activate the church property for events.

Land Use

- Management Goal:
 - Ensure that resource development, land use, and preservation efforts strike a balance between protecting natural resources and fragile areas, supporting economic development, and safeguarding public health, safety, and welfare.
- Planning Objectives:
 - Policies that define future land use patterns and establish mitigation strategies to minimize conflicts between competing goals.
- Recommended Policies/ Implementing Actions:
 - Amend the Official Zoning Map to align with the Future Land Use Map.
 - Direct new development along HWY 58 to follow commercial design guidelines to create a sense of place and community identity.
 - Promote civic life and identity in the Town by ensuring there are quality public spaces within core areas.

Infrastructure

- Management Goal:
 - Ensure that public infrastructure systems are sized, located, and managed so the quality of service is maximized and mitigates impacts on fragile areas.
- Planning Objectives:
- Recommended Policies/ Implementing Actions:
 - Work alongside West Carteret Water Corporation regarding new developments and installation of new water/sewer lines to maximize current and future service opportunities.
 - Ensure that existing private residential septic systems in flood - prone areas are prepared for storm events.
 - Implement and continue a public education campaign regarding septic system best practices to teach residents tips to keep their septic fields from flooding, such as aiming downspouts away from septic fields and mounding soil to keep water from pooling.
 - Locate funding to provide funds for residents with limited resources to address their septic issues.

Natural Hazard Areas

- Management Goal:

- Conserve and maintain wetland, floodplain, and natural buffer areas for their natural ecosystem and stormwater protection functions to protect public health, safety, and welfare.
- Planning Objectives:
 - Policies that establish mitigation and adaptation concepts and criteria for development and redevelopment; and that minimize threats to life, property, and natural resources resulting from erosion, high winds, storm surge, flooding, or other natural hazards.
- Recommended Policies/ Implementing Actions:
 - Require new development in flood prone areas to be designed to meet or exceed floodplain mitigation standards.
 - Ensure that existing residential uses in low-lying areas have properly functioning septic systems that are inspected and maintained or properly abandoned.
 - Ensure that new development does not occur in wetlands or other environmentally sensitive areas.

Water Quality

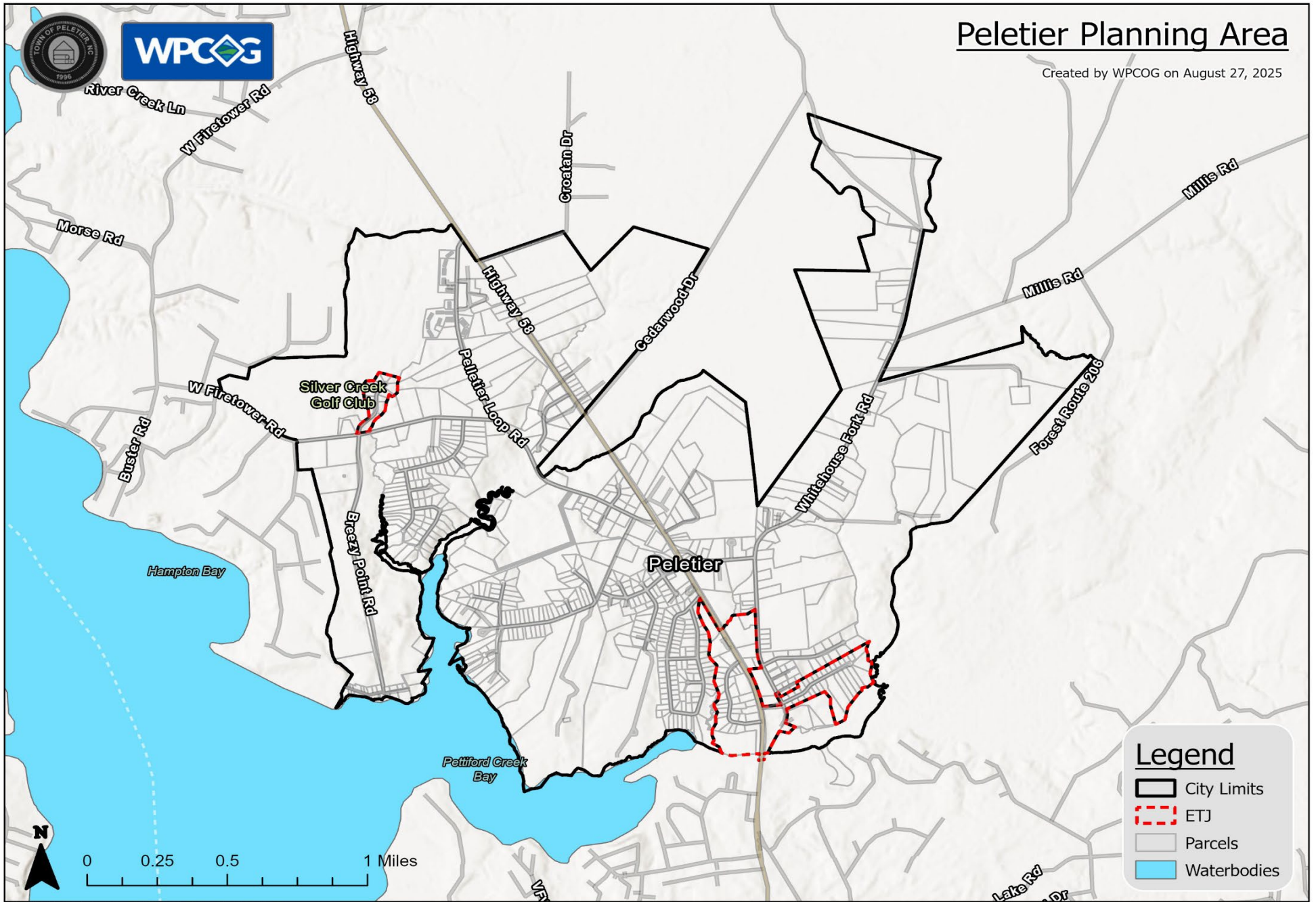
- Management Goal:
 - Maintain, protect, and where possible enhance water quality in all coastal wetlands, rivers, streams, and estuaries.
- Planning Objectives:
 - Policies that establish strategies and practices to prevent or control point and nonpoint source pollution and maintain or improve water quality.
- Recommended Policies/ Implementing Actions:
 - Encourage stormwater mitigation practices such as pervious pavements, bioswales, rain gardens, etc.
 - Encourage stormwater mitigation practices that control on-site stormwater control.
 - Continue to create and maintain a system of natural ditches on public right-of-way that will collect and absorb runoff from streets and sidewalks.
 - Review and amend the Flood Damage Prevention Ordinance as needed.
 - Coordinate with regional water providers and Carteret County to protect drinking water quality through wellhead protection, septic management, low-impact development, and emergency preparedness planning.

Transportation

- Management Goal:
 - Achieve a complete multi-modal transportation system that safely satisfies users of all modes of transportation.
- Planning Objectives:
 - Create a connected transportation multi-modal network that increases opportunities for walking and biking through safe and comfortable infrastructure.
- Recommended Policies/ Implementing Actions:

- Seek grant funds or other outside resources to aid in funding pedestrian and bicycling facilities.
- Reduce curb cuts on 58 to encourage smooth traffic flow and reduce danger to pedestrians and bicyclists.
- Connect trail system to neighboring localities.
- Implement the recommendations from the Western Carteret County Bike Pedestrian Plan as they pertain to the Town.

DRAFT

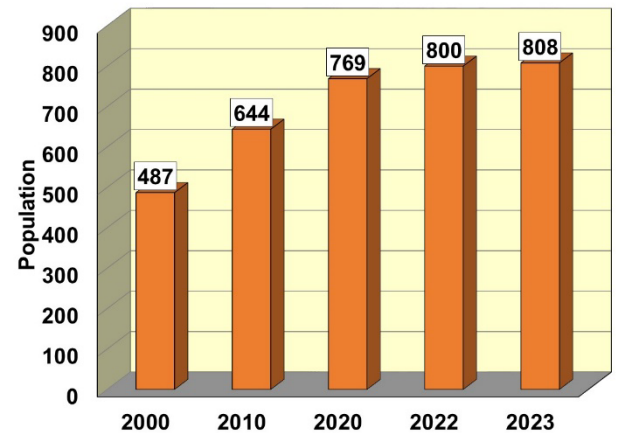


SECTION 2. POPULATION, HOUSING & ECONOMY

POPULATION

The Census count in 2000 for Peletier was 487 (Figure 1). In 2020, the US Census Bureau showed that the population of Peletier totaled 769, or nearly 300 more than in 2000. Estimates from North Carolina Office of Budget and Management indicate that the Town's population equaled 808 in 2023. Table 1 shows population changes between 2010 and 2023 for Peletier, Carteret County, other Carteret County municipalities (Atlantic Beach, Beaufort, Bogue, Cape Carteret, Cedar Point, Emerald Isle, Indian Beach, Morehead City, Newport, and Pine Knoll Shores), North Carolina, and the United States. Peletier added 125 people between 2010 and 2020, an increase of 19.4%. The percentage growth was more than the Carteret County (1.8%), Morehead City (10.3%), North Carolina (18.5%) and the United States (9.7%) population growth rate. The 2023 Peletier population estimate (808) is 39 persons higher than the Census 2020 population count (769). Since 2020, Carteret County has experienced a population gain of 2,582 people, a 3.8% increase. From 2020 to 2023, the population of Morehead City grew 5.2%, while Beaufort's population rose 8.7%. North Carolina's population gained 3.9% between 2020 and 2023 to 10.8 million. The total population in the United States has increased 1.0% from 331.5 million in 2020 to 334.9 million in 2023.

Figure 1.
Peletier Population, 2000-2023



Source: 1980-2020 Census, US Census Bureau and NC Office of Budget and Management, 2025.

Table 1.
Population Comparison, 2010-2023

Location	2010 Census	2020 Census	Change 2010-2020	% Inc.	2023 Estimate	Change 2020-2023	% Inc.
Peletier	644	769	125	19.4%	808	39	5.1
Atlantic Beach	1,495	1,364	-131	-8.8%	1,397	33	2.4
Beaufort	4,039	4,464	425	10.5%	4,851	387	8.7
Bogue	684	695	11	1.6%	714	19	2.7
Cape Carteret	1,917	2,224	307	16.0%	2,343	119	5.4
Cedar Point	300	1,764	1,464	488.0%	1,914	150	8.5
Emerald Isle	3,655	3,847	192	5.3%	4,018	171	4.4
Indian Beach	112	223	111	99.1%	245	22	9.9
Morehead City	8,661	9,556	895	10.3%	10,050	494	5.2
Newport	4,150	4,364	214	5.2%	4,428	64	1.5
Pine Knoll Shores	1,339	1,388	49	3.7%	1,445	57	4.1
Carteret County	66,469	67,686	1,217	1.8%	70,268	2,582	3.8
NC	9,535,483	10,439,388	903,905	9.5%	10,846,274	406,886	3.9

US	308,745,538	331,449,281	22,703,743	7.4%	334,914,895	3,465,614	1.0
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Sources: 2010 and 2020 Census, US Census Bureau and NC Office of State Planning, 2025.

Over 86% of the Town's population is White (Table 2). Between 2010 and 2020, the number of Whites increased by 69 persons to 663. "Two or more races" is Peletier's largest minority group (7.2% of total population in 2020). The Town's two or more races population group grew from 11 persons in 2010 to 55 in 2020. Since the 2010 Census, Peletier's Hispanic population has remained unchanged (39 people). African-Americans comprise less than 2% of Peletier's population as of 2020.

Table 1B. Population Projections, 2023-2053			
Location	Peletier Permanent Population	Peletier Seasonal Population	Total Maximum Population
2023 Estimate	808	256	1,064
2028 Projection	831	263	1,094
2033 Projection	858	271	1,129
2038 Projection	885	279	1,164
2043 Projection	911	287	1,198
2048 Projection	937	295	1,232
2053 Projection	963	303	1,266
Change 2023-2033	50	15	65
% Change 2023-2033	6.2%	5.9%	6.1%
Change 2033-2043	103	31	134
% Change 2033-2043	12.7%	12.1%	12.6%
Change 2023-2053	155	47	202
% Change 2023-2053	19.2%	18.4%	19.0%

Source: NC Office of Management and Budget, 2025 and WPCOG Center for Data Analytics, 2025.

Peletier's permanent and seasonal population projections are revealed in Table 1B. Over the next 30 years, Peletier is expected to grow at a similar rate as Carteret County. By 2053, Peletier's permanent population may approach 1,000 residents, while the Town's seasonal population is anticipated to exceed 300 persons.

Table 2. Peletier Population by Race/Ethnic Group, 2010-2020						
Race/Ethnic Group	2010 Census	% of Pop.	2020 Census	% of Pop.	Change 2010 to 2020	% Change 2010 to 2020
Total Population	644	100.0	769	100.0	125	19.4
White	594	92.2	663	86.2	69	11.6
African American	8	1.2	13	1.7	5	62.5
American Indian	4	0.6	5	0.7	1	25.0
Asian American	6	0.9	15	1.9	9	150.0
Two or More Races	11	1.7	55	7.2	44	400.0
Some Other Race	21	3.3	18	2.3	-3	-14.3
Hispanic (Any Race)	39	6.1	39	5.1	0	0.0
White, (Not Hispanic)	577	89.6	653	84.9	76	13.2

Sources: 2010 and 2020 Census, US Census Bureau.

Age group population data for Peletier from 2010 to 2020 is displayed in Table 3. Some age groups gained population between 2010 and 2020, while others experienced declines. The older age groups in Peletier have had the some of the most significant population gains since 2010. The number of people in the 65 to 74 age group, for example, grew by 59 between 2010 and 2020 to 129 persons. The population of the 60 to 64 age group rose 84.4% from 45 in 2010 to 83 in 2020.

Table 3. Peletier Population by Age Group, 2010 Census to 2020 Census				
Age Group	2010 Census	2020 Census	Change 2010 to 2020	% Change 2010 to 2020
Under 5 Years	41	27	-14	-34.1%
5 to 9 Years	28	35	7	25.0%
10 to 14 Years	28	28	0	0.0%
15 to 19 Years	41	45	4	9.8%
20 to 24 Years	48	33	-15	-31.3%
25 to 34 Years	70	72	2	2.9%
35 to 44 Years	69	84	15	21.7%
45 to 54 Years	111	81	-30	-27.0%
55 to 59 Years	49	77	28	57.1%
60 to 64 Years	45	83	38	84.4%
65 to 74 Years	70	129	59	84.3%
75 to 84 Years	36	59	23	63.9%
85 Years and Over	8	16	8	100.0%
Total	644	769	125	19.4%

Sources: 2010 and 2020 Census, US Census Bureau.

The population of the under age 5 group fell from 41 in 2010 to 27 in 2020. Besides population losses in the under age 5 cohort, declines also occurred in the age 20 to 24 and 45 to 54 groups. Small population growth, meanwhile, occurred in the age 5 to 9 and 15 to 19 cohorts. The number of persons in the age 5 to 9 group grew from 28 in 2010 to 35 in 2020. The number of people in the age 5 to 19 cohort increased from 41 in 2010 to 45 in 2020.

The impacts of increasing population in the age 60 to 64 and 65 to 74 population groups over the past decade on Peletier's median age can be seen in Table 4. Between 2000 and 2010, the median age in Peletier rose 3.1 years to 44.8. Peletier's median age has increased 13.2% since 2010 to 51.6 years. The Town's median age is currently higher than Bogue, Cape Carteret, Cedar Point, Morehead City, Newport, Carteret County, North Carolina, and the United States. Peletier's median age in 2020 was the same as Beaufort's median age.

Table 4. Median Age, 2000 Census to 2020 Census					
Location	2000 Census	2010 Census	% Change	2020 Census	% Change
Peletier	41.7	44.8	6.9%	51.6	13.2%
Atlantic Beach	48.7	50.0	2.6%	60.9	17.9%
Beaufort	42.7	46.8	8.8%	51.6	9.3%
Bogue	38.6	44.4	13.1%	47.0	5.5%
Cape Carteret	54.3	48.8	-11.3%	50.2	2.8%
Cedar Point	46.8	45.8	-2.2%	45.3	-1.1%
Emerald Isle	50.1	52.2	4.0%	58.4	10.6%

Indian Beach	58.8	59.7	1.5%	63.2	5.5%
Morehead City	41.1	42.4	3.1%	47.1	10.0%
Newport	37.4	38.9	3.9%	42.9	9.3%
Pine Knoll Shores	61.8	62.1	0.5%	63.0	1.4%
Carteret County	42.3	45.8	7.6%	50.6	9.5%
NC	35.3	37.4	5.9%	39.4	5.1%
US	35.3	37.2	5.4%	38.8	4.1%

Source: 2000, 2010 and 2020 Census, US Census Bureau.

Age group projections are not available for Peletier. The NC Office of State Management and Budget, however, has generated age group projections for Carteret County (Table 5). The population of the 65 to 74, 75 to 84, and 85 years and over age cohorts will continue to grow rapidly over the next 20 years as the “baby boomers” grow older. The lack of younger families moving to Carteret County will contribute to population losses in the age 5 to 9, 10 to 14, and 15 to 19 groups through 2043. The population of the age 25 to 34 and 35 to 44 cohorts is anticipated to increase by more than 19.1% and 9.0% respectively between 2023 and 2043.

Table 5. Carteret County Population by Age Group, 2023-2043				
Age Group	2023 Estimate	2043 Projection	Change 2023-43	% Change 2023-43
Under 5 Years	2,444	2,657	213	8.7%
5 to 9 Years	2,892	2,718	-174	-6.0%
10 to 14 Years	3,498	2,920	-578	-16.5%
15 to 19 Years	4,011	3,203	-808	-20.1%
20 to 24 Years	3,160	3,172	12	0.4%
25 to 34 Years	6,493	7,736	1,243	19.1%
35 to 44 Years	7,607	8,290	683	9.0%
45 to 54 Years	8,552	8,757	205	2.4%
55 to 59 Years	5,290	5,342	52	1.0%
60 to 64 Years	6,312	6,250	-62	-1.0%
65 to 74 Years	12,235	13,556	1,321	10.8%
75 to 84 Years	6,075	10,570	4,495	74.0%
85 Years and Over	1,699	4,490	2,791	164.3%
Total	70,268	79,709	9,441	13.4%

Source: NC Office of Management and Budget, 2025.

Household Income

Peletier household income data from the 2019-2023 American Community Survey (ACS) is revealed in Table 6. The Town has experienced a 1.2% increase in median household income from \$43,864 in 2009-2013 to \$44,375 in 2019-2023. Peletier’s 2019-2023 median household income is \$34,392 less than the Carteret County median (\$78,256), \$9,343 less than the Morehead City median (\$53,718), and is \$26,429 less than the State median (\$70,804). About 22% of Peletier’s households in 2019-2023 earn less than \$25,000 a year, while 30% of households earn between \$25,000 and \$50,000 per year. Another 34% of households had incomes between \$50,000 and \$100,000 per year. About 14 percent (13.9%) of Peletier’s households make more than \$100,000 per year.

**Table 6.
Peletier Income Statistics, 2019-2023 American Community Survey (ACS)**

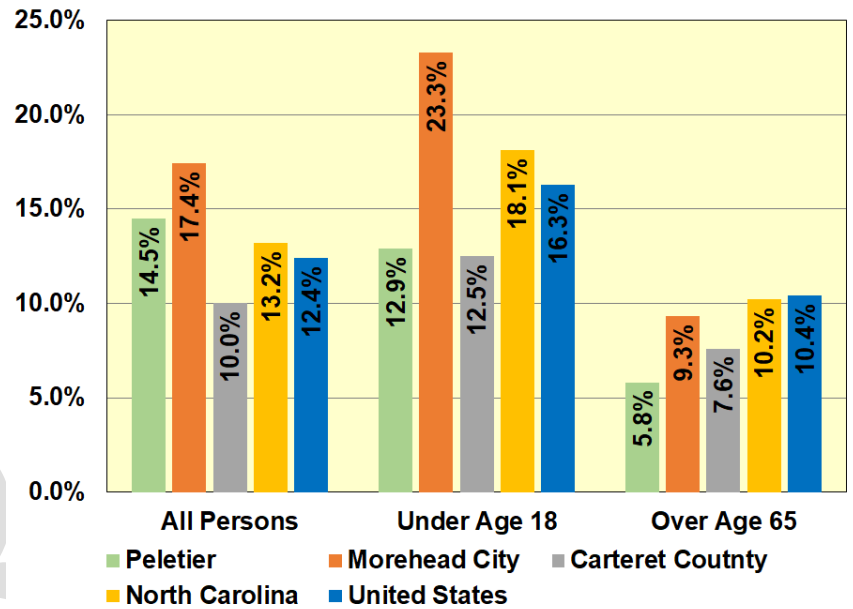
Households	2019-2023 ACS	% of Households
Total Households	402	100.0
Households Earning Less than \$25,000	89	22.1
Households Earning between \$25,000 and \$50,000	120	29.9
Households Earning between \$50,000 and \$100,000	137	34.1
Households Earning more than \$100,000	56	13.9
Median Household Income	\$44,375	

Source: 2019-2023 (5-Year) American Community Survey, US Census Bureau.

According to the Census website, the Bureau “uses a set of money income thresholds that vary by family size and composition to determine who is in poverty. If a family’s total income is less than family’s threshold, then that family and every individual in it is considered in poverty.” Results from the 2019-2023 American Community Survey for Peletier show that 113 persons, or 14.5% of the population, were at or below the poverty level (Figure 2). The Town’s all persons poverty rate was lower than the Morehead City poverty rate, but was higher than the Carteret County, North Carolina, and United States poverty rate. Peletier’s under age 18 poverty rate was lower than the Morehead City, North Carolina, and United States under age 18 poverty rate. The Peletier poverty rate for persons over age 65 was much lower than the Morehead City, Carteret County, North Carolina, or United States over age 65 poverty rate.

Figure 2.

Poverty Rate Comparison, 2019-2023 ACS



Source: 2019-2023 (5-Year) American Community Survey, US Census Bureau.

Employment

Employment by industry of Peletier residents from the 2019-2023 ACS is shown in Table 7 on the next page. About 18% of total employment in 2019-2023 was in the retail trade industry. Another 16% of employed persons worked in professional services. About 13% of residents were working in the education and health care industry, while another 9% of workers were employed in the manufacturing industry.

Table 7. Peletier Employment by Industry, 2019-2023 ACS		
Industry	2019-2023 ACS	% of Employed Population
Employed Population	336	100.0
Agriculture	0	0.0
Construction	23	6.8
Manufacturing	30	8.9
Wholesale Trade	7	2.1

Retail Trade	61	18.2
Transportation/Warehousing/Utilities	8	2.4
Information	21	6.3
Finance/Insurance/ Real Estate	6	1.8
Professional Services	53	15.8
Education and Health Care	44	13.1
Arts/Entertainment/Recreation	41	12.2
Other Services	30	8.9
Public Administration	12	3.6

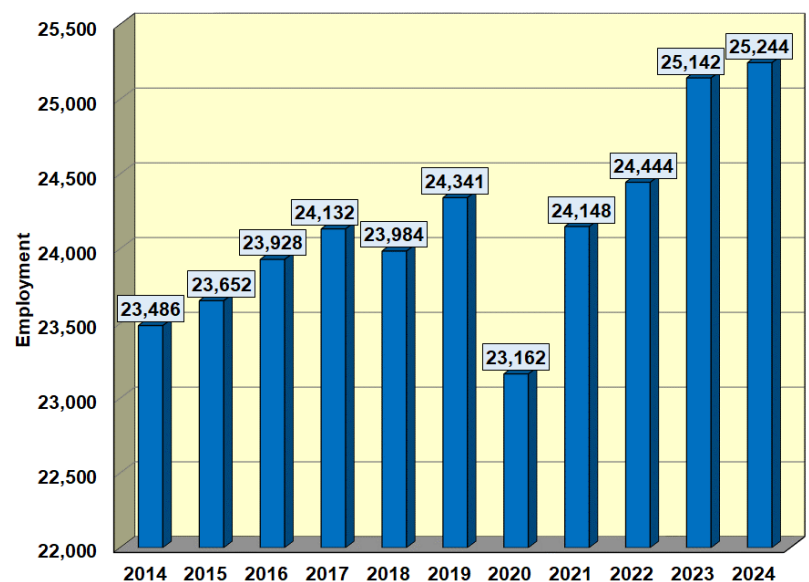
Source: 2019-2023 (5-Year) American Community Survey, US Census Bureau.

Between third quarter 2014 and third quarter 2019, Carteret County employment gained about 850 jobs from 23,486 to 24,341 (Figure 3). The Covid-19 pandemic caused employment to fall to 23,162 in third quarter 2020. Since third quarter 2020, economic recovery in Carteret County has led to an increase of more than 2,000 jobs.

Since third quarter 2014, the biggest employment losses in Carteret County have occurred in gasoline stations and fuel dealers (73), nursing and residential care facilities (66), furniture, home furnishing, electronics, and appliance retailers (56), health and personal care stores retailers (46) and truck transportation (45) (Figure 4, next page). The largest employment gains occurred in food services and drinking places (632), specialty trade contractors (332), executive, legislative, and other general government support (322), real estate (146), and building material and garden equipment and supplies dealers (143) (Figure 5, next page).

Figure 3.

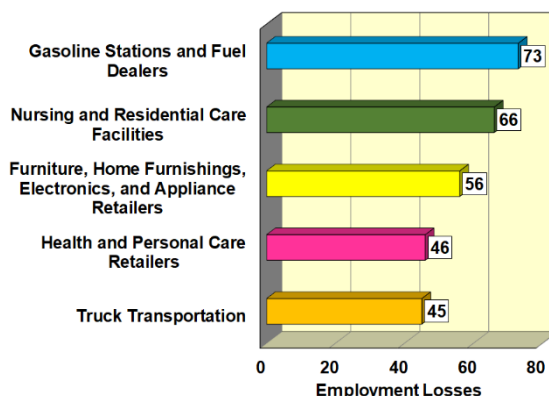
Carteret County Employment, Third Quarter 2014-2024



Source: NC Labor and Economic Analysis Division, 2025.

Figure 4.

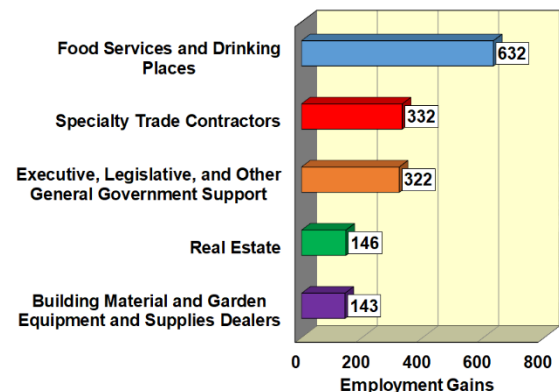
Carteret Co. Employment Losses by Industry Sector, 3rd Qtr. 2014-2024



Source: NC Labor and Economic Analysis Division, 2025.

Figure 5.

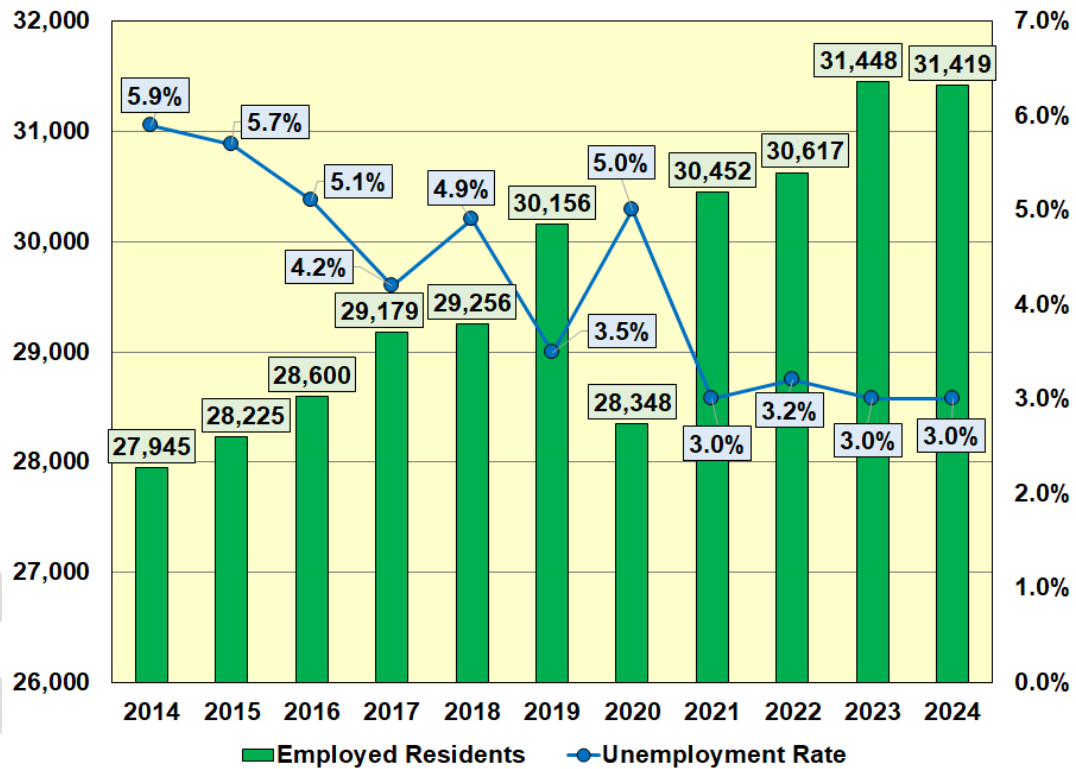
Carteret Co. Employment Gains by Industry Sector, 3rd Qtr. 2014-2024



Source: NC Labor and Economic Analysis Division, 2025.

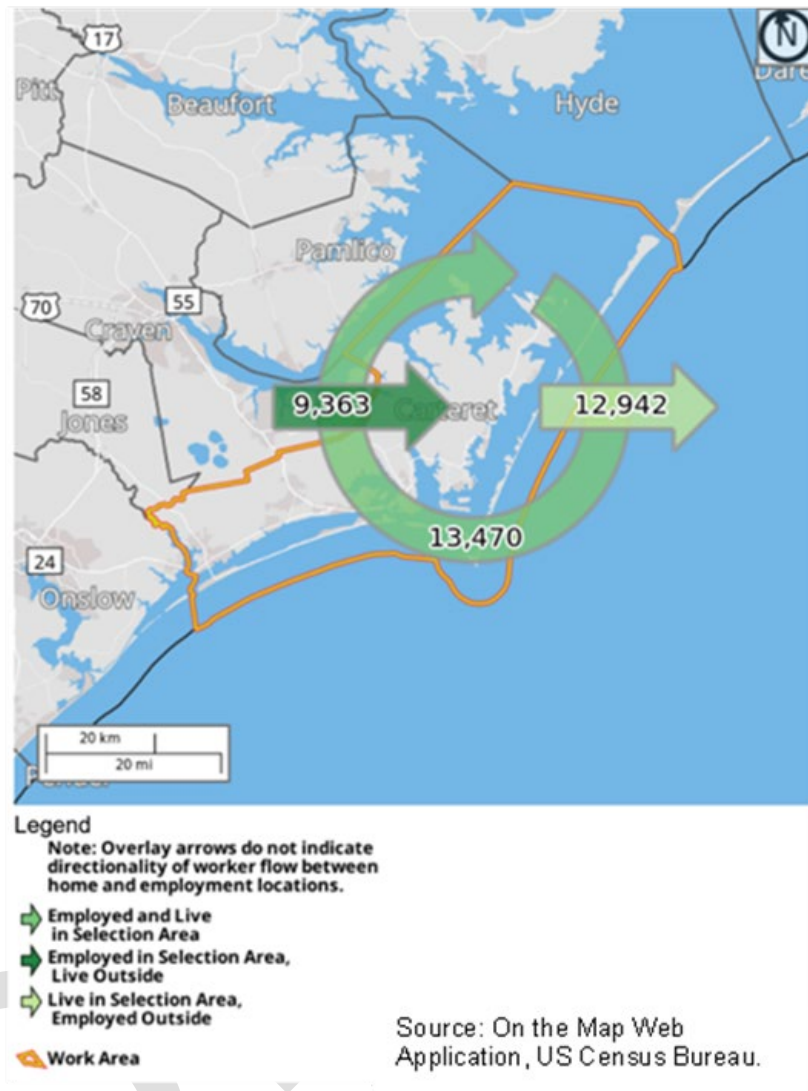
One of Carteret County's success stories over the past decade is the drop in its unemployment rate (excluding the 2020 COVID-19 pandemic.) The County's unemployment rate fell from 5.9% in December 2014 to 3.0% in December 2024 (Figure 6). The number of employed Carteret County residents grew from 27,945 in December 2014 to 31,419 in December 2024. Part of the increase in the number of employed persons is due to Carteret County residents commuting to Craven and Onslow Counties. In fact, over 5,000 Carteret County residents commute to either Craven or Onslow County for employment (Figure 7).

Figure 6.
Carteret County Employed Residents and Unemployment Rate, December 2014 to December 2024



Source: NC Labor and Economic Analysis Division, 2025.

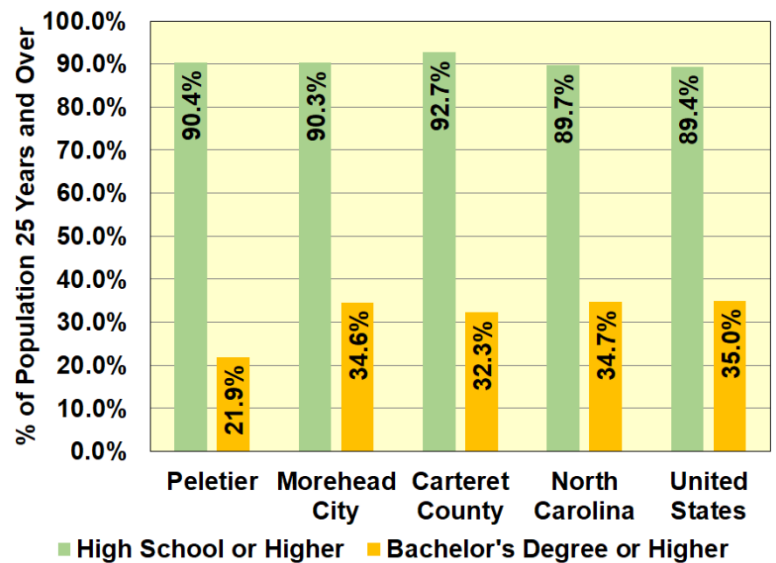
Figure 7.
Carteret County Commuting Patterns, 2021



Educational Attainment

Educational attainment levels of the population age 25 and over for Peletier, Morehead City, Carteret County, North Carolina, and the United States are shown in Figure 8. Data from the 2019-2023 ACS indicates that 90.4% of Peletier's population age 25 and older has an educational attainment level of "high school (or equivalent) or higher," with 21.9% having an educational attainment level of "Bachelor's Degree or higher." Peletier has a higher (over age 25) high school or higher educational attainment rate than Morehead City, North Carolina and the United States, but a lower high school or higher educational attainment rate (over age 25) than Carteret County. Peletier has a lower (over age 25) Bachelor's Degree or higher educational attainment rate than Morehead City, Carteret County, North Carolina and the United States.

Figure 8.
Educational Attainment, 2019-2023 ACS

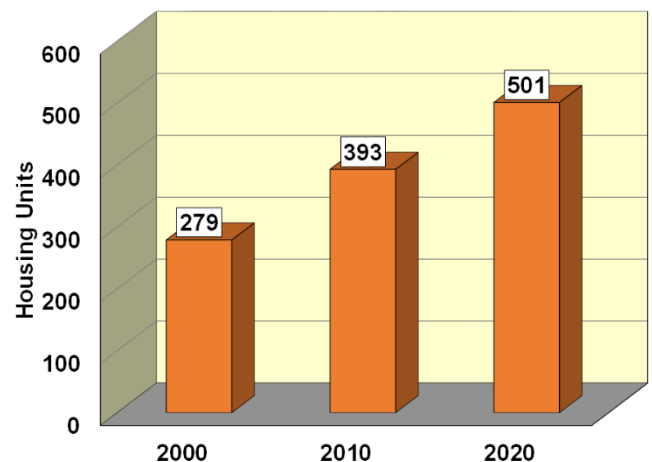


Source: 2019-2023 (5-Year) American Community Survey, US Census Bureau.

Housing

The number of housing units in Peletier increased from 279 in 2000 to 501 in 2020 (Figure 9). A similar amount of housing growth occurred between 2000 and 2010 and between 2010 and 2020. From 2000 to 2010, 114 housing units were added in Peletier, while 108 units were constructed from 2010 to 2020. Peletier's percentage housing growth between 2000 and 2010 (40.9%) was higher than Atlantic Beach, Beaufort, Bogue, Cedar Point, Emerald Isle, Indian Beach, Morehead City, Newport, Pine Knoll Shores, Carteret County, North Carolina, and the United States (Table 8). Peletier's housing growth rate (27.5%) between 2010 and 2020 was higher than Atlantic Beach, Beaufort, Bogue, Cedar Point, Emerald Isle, Indian Beach, Morehead City, Newport, Pine Knoll Shores, Carteret County, North Carolina, and the United States, but was lower than Cedar Point.

Figure 9.
Peletier Housing Units, 2000-2020



Source: 2000-2020 Census, US Census Bureau.

Table 8. Housing Units, 2000-2020							
Location	2000	2010	Change 2000-2010	% Inc.	2020	Change 2010-2020	% Inc.
Peletier	279	393	114	40.9	501	108	27.5
Atlantic Beach	4,744	4,935	191	4.0	4,844	-91	-1.8
Beaufort	2,191	2,745	554	25.3	3,094	349	12.7
Bogue	262	296	34	13.0	319	23	7.8
Cape Carteret	706	1,027	321	45.5	1,142	115	11.2
Cedar Point	910	955	45	4.9	1,237	282	29.5
Emerald Isle	5,968	6,735	767	12.9	6,769	34	0.5
Indian Beach	1,244	1,565	321	25.8	1,689	124	7.9
Morehead City	4,308	5,383	1,075	25.0	5,940	557	10.3
Newport	1,257	1,697	440	35.0	1,918	221	13.0
Pine Knoll Shores	2,057	2,049	-8	-0.4	2,057	8	0.4
Carteret County	40,947	48,179	7,232	17.7	50,846	2,667	5.5
NC	3,523,944	4,327,528	803,584	22.8	4,708,710	381,182	8.8
US	115,904,641	131,704,730	15,800,089	13.6	140,489,736	8,785,006	6.7

Source: 2000-2020 Census, US Census Bureau.

Data in Table 9 on the next page reveals that the percentage of renter-occupied units in Peletier has increased between the 2000 Census and the 2019-2023 ACS. The percentage of renter-occupied housing in Peletier increased from 20.9% of occupied units in 1990 to 28.9% in 2019-2023. This is due to increases in single-family construction particularly over the past 20 years. As of 2019-2023, Peletier had a higher percentage of renter-occupied housing than Bogue, Cape Carteret, Cedar Point, Emerald Isle, Indian Beach, Pine Knoll Shores, and Carteret County, but a lower percentage than Atlantic Beach, Beaufort, Morehead City, Newport, North Carolina, and the United States.

Data seen in Table 10 shows an increase in the median value of owner-occupied housing units in Peletier between the 2000 Census and the 2009-2013 ACS (43.6%). Median housing value grew another 12.3% to \$151,400 between the 2009-2013 ACS and the 2019-2023 ACS. Median home values gained 73.0% and 52.7% in Morehead City and Carteret County respectively from 2009-2013 to 2019-2023. The 2019-2023 ACS Peletier median housing value was lower than Atlantic Beach, Beaufort, Bogue, Cape Carteret, Cedar Point, Emerald Isle, Indian Beach, Morehead City, Newport, Pine Knoll Shores, Carteret County, North Carolina and United States median value.

Table 9. Percent Renter-Occupied Units, 2000 Census to 2019-2023 American Community Survey (ACS)				
Location	2000 Census	2010 Census	2020 Census	2019-2023 ACS
Peletier	20.9	34.7	42.0	28.9
Atlantic Beach	35.3	48.8	30.0	35.3
Beaufort	43.9	52.2	48.5	52.0
Bogue	20.1	21.3	19.0	21.1
Cape Carteret	11.7	15.4	12.0	19.4
Cedar Point	18.5	25.3	17.5	15.6
Emerald Isle	19.8	27.8	16.8	16.9
Indian Beach	N/A	9.1	7.0	0.0
Morehead City	44.5	49.8	50.5	52.7
Newport	26.6	38.3	41.6	38.5
Pine Knoll Shores	9.4	10.7	9.0	2.2
Carteret County	23.4	28.6	26.1	26.5
NC	27.2	33.3	35.1	33.6
US	33.8	34.9	36.9	35.0

Source: 2000-2020 Census and 2019-2023 (5-Year) ACS, US Census Bureau.

Table 10. Median Value of Owner-Occupied Units, 2000 to 2019-2023					
Location	2000	2009-2013 ACS	% Change	2019-2023 ACS	% Change
Peletier	\$93,900	\$134,800	43.6	\$151,400	12.3
Atlantic Beach	\$207,800	\$301,600	45.1	\$466,400	54.6
Beaufort	\$119,200	\$196,500	64.8	\$319,700	62.7
Bogue	\$115,800	\$180,200	55.6	\$251,200	39.4
Cape Carteret	\$145,300	\$260,300	79.1	\$347,500	33.5
Cedar Point	\$204,700	\$335,800	64.0	\$421,400	25.5
Emerald Isle	\$200,000	\$390,600	95.3	\$563,600	44.3
Indian Beach	N/A	\$282,600	N/A	\$570,800	102.0
Morehead City	\$106,400	\$191,300	79.8	\$330,900	73.0
Newport	\$87,600	\$158,700	81.1	\$245,300	54.6
Pine Knoll Shores	\$220,500	\$393,800	78.6	\$583,900	48.3
Carteret County	\$123,000	\$199,200	62.0	\$304,200	52.7
NC	\$108,300	\$153,600	41.8	\$259,400	68.9
US	\$119,600	\$176,700	47.7	\$303,400	71.1

Source: 2000 Census, 2009-2013 and 2019-2023 (5-Year) American Community Survey, US Census Bureau.

Seasonal Population

In addition to its year-round residents, the Town of Peletier experiences population fluctuations due to seasonal housing. These temporary residents may include second-home owners, vacationers, or workers, and they can have notable impacts on infrastructure, public services, traffic, and the local economy. Accurately estimating the seasonal population is important for planning decisions, particularly regarding water usage, emergency services, recreation facilities, and future housing and commercial development.

According to the 2019–2023 American Community Survey (ACS) 5-Year Estimates, the Town of Peletier had:

- 473 permanent housing units
- 132 housing units designated for seasonal, recreational, or occasional use

Using Peletier’s average household size of 1.94 persons per household, the Town’s seasonal population is estimated as follows:

132 seasonal units × 1.94 persons per household = 256 seasonal residents

This estimate suggests that Peletier’s population may increase by approximately 256 people during peak seasonal periods, which represents a population increase of over 20% based on the 2020 Census permanent population of 769.

Table: Peletier Seasonal Population Estimate

Category	Value	Source
Permanent Housing Units	473	ACS 2019–2023
Seasonal Housing Units	132	ACS 2019–2023
Average Persons per Household	1.94	ACS 2019–2023
Estimated Seasonal Population	256	132 HU × 1.94 Persons per Household

These seasonal trends must be considered in the Town’s infrastructure planning, emergency response capacity, and recreational needs—particularly during holidays and summer months when demand for public services and facilities is likely to spike.

SECTION 3. NATURAL SYSTEMS ANALYSIS

This section of the Town of Peletier Land Use Plan describes the Town's natural features and environmental conditions. It follows the guidelines established by the North Carolina Coastal Resources Commission (CRC) and addresses the Coastal Area Management Act (CAMA) planning topics, including public access, land use compatibility, infrastructure capacity, natural hazards, and water quality.

Natural Features

The Town of Peletier is located in western Carteret County, along the White Oak River and near Bogue Sound, placing it within North Carolina's CAMA jurisdiction. The natural systems in Peletier play a critical role in defining the Town's character, development potential, and environmental quality. Key features include:

- **Coastal Area Management Act (CAMA) Areas of Environmental Concern (AECs)**
- **Soil characteristics and drainage suitability**
- **Water quality classifications and shellfishing conditions**
- **Flood hazard areas and storm surge vulnerability**
- **Wetlands (tidal and non-tidal)**
- **Primary Nursery Areas (PNAs) and sensitive wildlife habitats**
- **Environmentally fragile areas including the adjacent Croatan National Forest**

CAMA Areas of Environmental Concern (AECs) in Peletier

AECs are designated under state law to protect North Carolina's most sensitive coastal environments from inappropriate development. The Town of Peletier includes portions of the following AEC types:

Estuarine and Ocean System AECs

Peletier borders the White Oak River, an estuarine water body that qualifies as a Public Trust Area, Estuarine Water, and contains Coastal Shoreline AECs. These areas are critical for water quality, fisheries productivity, and natural flood protection.

- **Public Trust Areas** in Peletier include the navigable portions of the White Oak River and associated creeks.
- **Estuarine Waters** include the tidal segments of the White Oak River and its tributaries.
- **Coastal Shorelines** are the upland areas **within 75 feet of** estuarine waters. Development in this area is subject to use standards that protect water quality and habitat integrity.

Coastal Wetlands

Peletier's estuarine edge includes tidal marshes and coastal wetlands, especially along the White Oak River. These wetlands host native species such as *Spartina alterniflora* (smooth cordgrass) and *Juncus roemerianus* (black needlerush), among others. These areas help buffer flooding, improve water quality, and support fish nursery habitats.

Freshwater wetlands, while outside the direct jurisdiction of CAMA, are still present throughout Peletier and regulated under the Clean Water Act via the U.S. Army Corps of Engineers (Section 404 permitting).

Flood Hazard and Storm Surge Areas

The Town of Peletier includes areas mapped by FEMA as Special Flood Hazard Areas (SFHAs), particularly near the White Oak River and its floodplain. Flood risk in these areas is compounded by heavy rainfall, tropical storms, and storm surge from hurricanes. Floodplain management and stormwater planning are essential to reduce risk to life, property, and infrastructure.

While Ocean Hazard AECs (e.g., oceanfront erosion areas, inlets) are not located within Peletier's jurisdiction, the Town is still vulnerable to storm surge events, particularly along the White Oak River corridor during extreme weather events.

Soils and Drainage Limitations

Peletier is characterized by sandy, poorly drained soils, many of which are moderately to severely limited for dense development, septic systems, and stormwater infiltration. Proper site analysis is required before development to determine suitability for infrastructure or to identify areas prone to ponding, erosion, or seasonal high water tables. These constraints reinforce the need for low-impact development (LID) strategies.

Water Quality Classifications and Shellfish Areas

Portions of the White Oak River adjacent to Peletier are classified as SA waters by the NC Division of Water Resources (DWR)—meaning they are intended for shellfish harvesting, fishing, and primary recreation. However, portions of these waters are conditionally closed or impaired due to stormwater runoff, bacteria, and sediment. Protecting water quality is a critical focus for the Town's future land use decisions.

Nearby shellfish growing areas are monitored by the Division of Marine Fisheries (DMF). While Peletier does not host active shellfish beds, upstream land use practices directly affect downstream water quality in Bogue Sound and the Intracoastal Waterway.

Primary Nursery Areas (PNAs) and Sensitive Habitats

The waters adjacent to Peletier, particularly tidal creeks and marsh areas, serve as Primary Nursery Areas for marine life, including economically valuable fish and shellfish species. The NC Wildlife Resources Commission (NCWRC) and DMF both identify these zones as high-priority areas for conservation and low-impact use.

Additionally, Peletier's proximity to the Croatan National Forest—located just to the north—adds regional significance. This federally managed land supports rare species, groundwater recharge areas, and recreational opportunities.

Environmentally Fragile and Protected Areas

Peletier includes environmentally sensitive lands, such as riparian buffers, wetlands, and undeveloped natural areas with high habitat value. While no designated Natural Heritage Areas or CRC-recognized Natural and Cultural Resource AECs are located within the Town as of 2025, the region remains ecologically important. Maintaining green space, wildlife corridors, and low-density development near these areas will be important to the Town's long-term resilience and identity.

Management of AECs in Peletier

Development within designated AECs in Peletier must comply with CAMA regulations (15A NCAC 7H). The Town of Peletier may adopt development standards that are more restrictive than state minimums, particularly to support local water quality goals and protect sensitive natural features.

The NC Division of Coastal Management (DCM) is responsible for determining the location and permitting of AECs. All development proposals within 575 feet of the White Oak River or identified AECs should be reviewed by DCM staff and local planning officials to ensure compliance.

The Town of Peletier's natural systems—including its riverfront, wetlands, forested uplands, and estuarine shoreline—are among its greatest assets and most sensitive resources. This Land Use Plan emphasizes the importance of protecting these features through appropriate zoning, stormwater management, conservation policies, and coordinated planning with state and federal agencies. By doing so, Peletier can grow in a way that safeguards its environmental integrity, supports public health, and preserves the unique coastal character that defines the Town.

Soil Characteristics

The U.S. Department of Agriculture – Natural Resources Conservation Service (USDA-NRCS) conducted a soil survey of Carteret County, which includes the Town of Peletier, in 1987. While this printed survey was widely used by soil scientists and environmental health professionals for many years, USDA-NRCS has since transitioned to digital soil data, available through the Web Soil Survey (WSS). This interactive online tool (<https://websoilsurvey.sc.egov.usda.gov>) allows users to generate custom soil maps and reports for areas such as Peletier.

Soil surveys are valuable for general land use and planning but are not detailed enough to support permitting decisions. All septic system suitability determinations must be made by a licensed soil scientist or Onsite Wastewater Section staff through field investigations.

In Peletier, soil characteristics present challenges for development. Many soils in and around the town have high water tables, are prone to flooding, or have sandy textures, making them poorly suited for conventional onsite wastewater treatment systems (septic systems). According to USDA-NRCS data, most soils in the Peletier area are moderately to severely limited for traditional septic systems. Advanced or engineered systems may be required in many areas.

A limited number of soil types in the region are classified as somewhat limited, meaning they are moderately favorable for septic systems. These soils are more likely to be found in the higher elevation areas near the White Oak River, which borders Peletier. The lack of centralized sewer infrastructure in Peletier underscores the importance of assessing soil suitability prior to development.

In addition to development suitability, certain soils in Peletier are classified as prime farmland by USDA. These soils have ideal physical and chemical properties for growing food and fiber crops. Preserving such farmland is important not only for agriculture but also for maintaining soil productivity and avoiding over-reliance on marginal lands that may be more prone to erosion and less suitable for development.

Soil suitability data relevant to septic systems and the construction of homes and small commercial buildings in Peletier can be found in **Appendix D**.

Water Quality Classifications

In North Carolina, all surface waters are classified by the NC Division of Water Resources (DWR) based on their best-anticipated uses. Every stream, river, and estuary must at minimum meet Class C standards, which include protection for aquatic life, fishing, and secondary recreation. Several water bodies near or within Peletier's jurisdiction carry more stringent classifications due to their ecological, recreational, or commercial value.

Primary DWR Water Classifications:

- **Class C:** Waters supporting aquatic life, secondary recreation (e.g., wading, boating), and fishing.
- **Class SC:** Tidal salt waters for secondary recreation and aquatic life protection.
- **Class SB:** Tidal waters safe for primary recreation such as swimming and water skiing.
- **Class SA:** High-quality tidal waters used for shellfishing and all uses under SC and SB. These waters are also considered High Quality Waters (HQW) by default.

Supplemental DWR Classifications:

- **High Quality Waters (HQW):** These waters have excellent biological and chemical quality.
- **Outstanding Resource Waters (ORW):** A special subset of HQW with exceptional ecological or recreational value. ORWs may support rare species, be part of a national wildlife refuge, or have other significant designations.
- **Nutrient Sensitive Waters (NSW):** Waters needing additional nutrient management due to algae growth or vegetation overgrowth.

Peletier is bordered by the White Oak River, one of the town's most important natural features. The White Oak River is classified as SA-HQW, indicating it is used for commercial shellfishing and meets high water quality standards. In addition, areas downstream from Peletier, including portions of Bogue Sound, may carry ORW designations due to their exceptional ecological value and recreational use.

The presence of these high-value water classifications reinforces the importance of managing stormwater runoff, septic system performance, and riparian buffer protection in Peletier's future growth and land use planning.

Shellfish Growing Areas and Water Quality Conditions

The Town of Peletier lies along the upper reaches of the White Oak River, a designated shellfish growing area monitored by the North Carolina Division of Marine Fisheries (DMF), specifically the Shellfish Sanitation and Recreational Water Quality Section. The waters of the White Oak River and nearby Bogue Sound are important for both ecological health and potential shellfish harvesting activities. However, shellfishing opportunities are limited in this area due to water quality impairments tied to stormwater runoff and nonpoint source pollution.

The DMF regularly conducts sanitary surveys to determine whether specific shellfish growing areas are suitable for harvesting. These surveys occur on a three-year cycle and include shoreline evaluations for pollution sources, as well as hydrographic, meteorological, and bacteriological water testing. Based on this data, shellfish harvesting waters are classified into one of four categories:

- **Approved** – Safe for shellfish harvesting under all conditions.
- **Conditionally Approved – Open** – Safe for harvesting except after heavy rainfall.

- **Conditionally Approved – Closed** – Typically closed to harvesting but may open during extended dry weather periods.
- **Restricted** – Not approved for direct harvesting but may be used for seed shellfish or shellfish relay programs.

In the Peletier area, shellfishing waters are predominantly classified as conditionally approved – closed or restricted, particularly in the upper reaches of the White Oak River. This reflects long-standing water quality concerns due to elevated fecal coliform bacteria concentrations that typically follow storm events. The lower portions of the White Oak River and parts of adjacent Bogue Sound are more likely to hold conditionally approved – open classifications, depending on local rainfall patterns and runoff levels.

Impervious surface expansion, especially in rapidly developing communities near Peletier, is a contributing factor in shellfish closures. Increased development reduces the capacity of the watershed to absorb rainfall, causing higher volumes of untreated stormwater runoff to flow directly into local waterways. During wet years or following major storms (such as hurricanes), these impacts are amplified, often leading to temporary pre-emptive closures to safeguard public health.

In recent years, the trend in the region has been toward more closures and reclassifications, particularly following high-rainfall periods or storm events like Hurricane Florence. As stormwater infrastructure is often limited in more rural or transitional communities like Peletier, even moderate rain events can overwhelm drainage systems, increasing the likelihood of contamination and triggering shellfish harvest restrictions.

Although specific acreages are not calculated for Peletier alone, localized trends align with broader regional data showing a gradual increase in the percentage of shellfishing waters classified as prohibited, conditionally closed, or restricted. The DMF Shellfish Sanitation and Recreational Water Quality Section provides daily updates and shellfish closure maps, which are essential for tracking current conditions. These can be accessed online at <http://portal.ncdenr.org/web/mf/shellfish-closure-maps> or by contacting the Division at 252-726-6827.

Efforts to improve water quality in the Peletier area—such as implementing green infrastructure, enhancing stormwater management, preserving forested riparian buffers, and limiting impervious surface coverage—are crucial for maintaining the health of shellfish waters and protecting future harvesting opportunities.

Recommendations for Shellfish Growing Areas and Water Quality

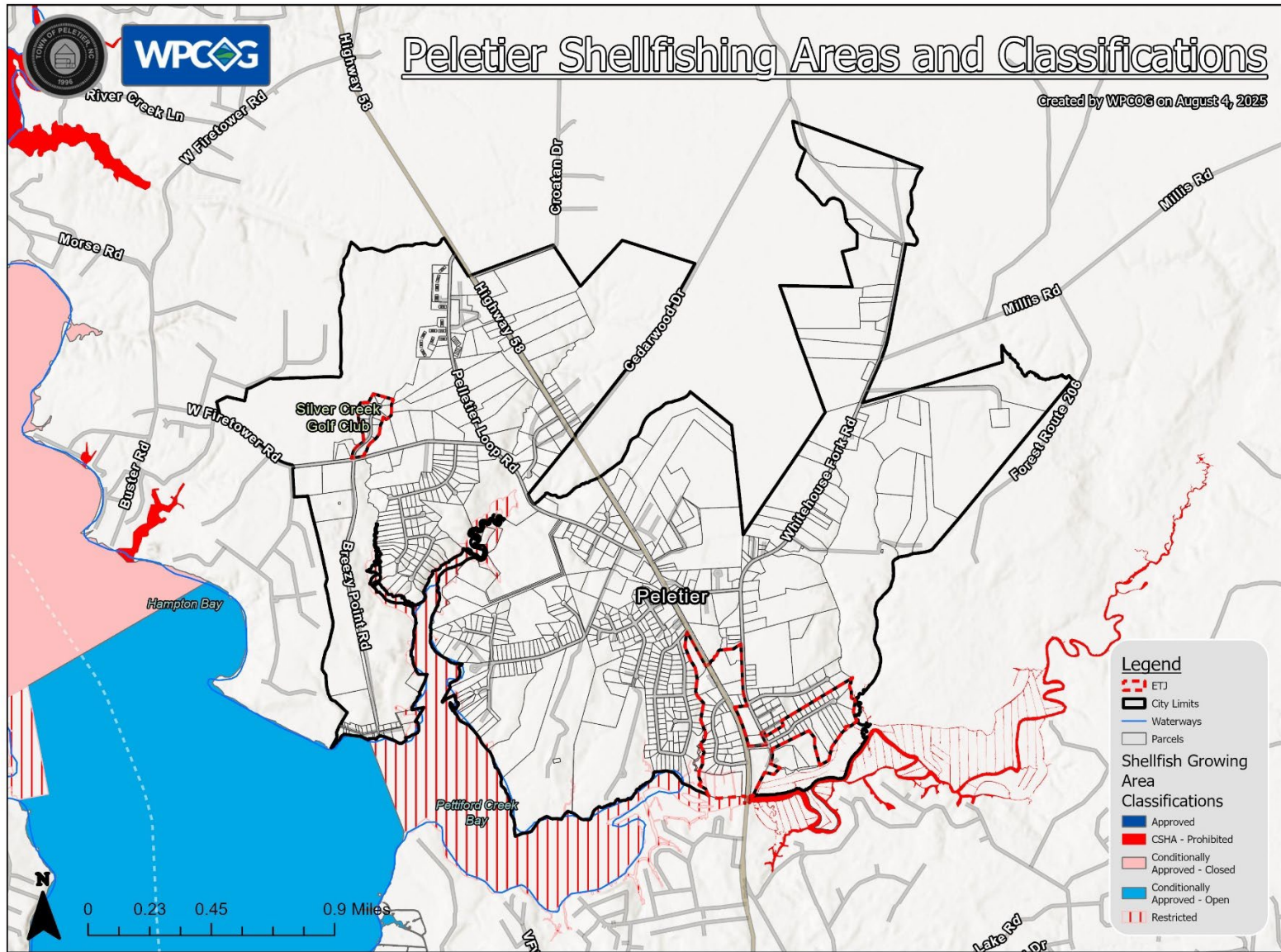
1. **Protect and Expand Monitoring in the White Oak River**
 - Coordinate with the NC Division of Marine Fisheries (DMF) to ensure consistent monitoring of shellfish waters in the Peletier portion of the White Oak River.
 - Request a dedicated sanitary survey that focuses on tributaries draining into the White Oak River within Peletier's jurisdiction.
2. **Reduce Stormwater Runoff through Low-Impact Development (LID)**
 - Update local development regulations to include incentives or requirements for pervious pavement, rain gardens, vegetated buffers, and other LID practices.
 - Prioritize the retrofitting of older developments with stormwater BMPs to reduce runoff and pollutant loads.
3. **Preserve and Restore Riparian Buffers**
 - Strengthen buffer ordinances to protect riparian zones adjacent to shellfish waters.
 - Identify degraded buffer areas and work with local landowners and non-profits to implement reforestation or conservation projects.
4. **Promote Public Education and Septic System Maintenance**

- Partner with Carteret County Environmental Health to offer septic system maintenance workshops and promote pump-out assistance programs.
 - Post signage and provide educational materials for residents and visitors about the impact of pet waste, fertilizers, and motor oil on shellfish waters.
5. **Coordinate Preemptive Closure Communication**
- Establish a notification protocol in collaboration with DMF and the Shellfish Sanitation Section to ensure timely updates on temporary closures due to rainfall or storms.
 - Maintain a local hotline or town webpage summarizing shellfish closure status.
6. **Protect Drinking Water**
- Implement proactive measures that protect groundwater and surface water resources.
 - Coordinate with regional water providers and Carteret County to protect drinking water quality through wellhead protection, septic management, low-impact development, and emergency preparedness planning.

Shellfish Water Classifications in Peletier, NC

Year	Total Classified Shellfishing Acres	Approved	Conditionally Approved - Open	Conditionally Approved - Closed	Restricted	Prohibited (Closed)	% Closed
2014	5,250	2,600	1,300	700	-	650	12.4%
2015	5,255	2,580	1,280	720	-	675	12.8%
2016	5,270	2,550	1,250	740	-	730	13.8%
2017	5,280	2,500	1,220	760	-	800	15.2%
2018	5,285	2,450	1,200	770	200	865	16.4%
2019	5,295	2,400	1,100	850	240	950	17.9%
2020	5,300	2,420	1,120	800	230	930	17.5%

Note: These figures are illustrative estimates and should be validated with NC DMF and Shellfish Sanitation Section data specific to Peletier and the White Oak River region.



Flood and Other Natural Hazard Areas

The Town of Peletier, located near the coast along the White Oak River, faces several natural hazards associated with its geography, topography, and proximity to major storm paths. The most significant natural hazard impacting Peletier is flooding—particularly from wind-driven storm surge caused by hurricanes, tropical storms, and nor'easters. These events most commonly occur during the Atlantic hurricane season, which runs from June 1 through November 30, though flood events may occur at any time of year.

Floodplain Management and Participation in NFIP

Peletier participates in the National Flood Insurance Program (NFIP), which enables property owners in the community to purchase federally backed flood insurance. As a condition of participation, the Town has adopted a Flood Damage Prevention Ordinance and uses the Flood Insurance Rate Maps (FIRMs) provided by FEMA to guide land use decisions in flood-prone areas.

Although Peletier is not currently a participating member of FEMA's Community Rating System (CRS), future participation could offer property owners discounted flood insurance premiums in exchange for proactive floodplain management and education initiatives. Peletier may consider evaluating the benefits of joining CRS as the town continues to grow and seeks additional strategies to reduce flood risk.

Local Flood Risk Conditions

Peletier contains a mix of flood zone designations based on current FEMA flood maps. The White Oak River and several nearby tributaries contribute to localized flooding, particularly during extreme rainfall or storm surge events. In addition, some low-lying inland areas are vulnerable to ponding, shallow flooding, or sheet flow during intense precipitation.

Flood risk in Peletier is influenced by:

- Development patterns and impervious surface increases
- Natural changes in watershed hydrology
- The elevation and construction date of buildings
- Historical flood events and repetitive loss data
- Ongoing updates to FEMA's Flood Insurance Rate Maps (FIRMs)

Peletier maintains elevation certificates for new construction and substantial improvements and provides assistance to property owners seeking information about flood risks, insurance, or property protection techniques.

FEMA Flood Zone Designations in Peletier

According to the most recent FEMA maps, Peletier contains the following flood zone classifications:

- **Shaded X Zone:** Areas of moderate flood hazard between the 100-year and 500-year flood levels
- **Unshaded X Zone:** Areas of minimal flood hazard (outside the 500-year flood level)
- **AE Zone:** Areas with a 1% annual chance of flooding, where base flood elevations are provided
- **AO Zone:** Shallow flooding areas with 1–3 feet of water depth, often from sheet flow
- **VE Zone:** Coastal areas subject to wave action and storm surge with a 1% or greater chance of annual flooding

- **Regulatory Floodway:** River or stream channels and adjacent land that must remain free of encroachment to safely convey the base flood

Property owners can access updated flood zone information and determine property-specific risk using FEMA's online **Flood Map Service Center** or by contacting the Peletier Town Hall for local assistance.

Repetitive Flood Losses

While the Town of Peletier is relatively small, it has properties located in flood-prone areas, especially near the White Oak River and adjoining creeks. Based on FEMA data accessed through regional planning and emergency management agencies, repetitive loss properties may exist within the town limits. These are defined as insured properties that have had two or more paid flood insurance claims exceeding \$1,000 within a 10-year period since 1978.

Although Peletier is not listed as a high concentration area for repetitive or severe repetitive loss properties in Carteret County, localized tracking and coordination with FEMA and Carteret County Emergency Services are essential. The town may explore grant opportunities such as FEMA's Hazard Mitigation Grant Program (HMGP) or Flood Mitigation Assistance (FMA) to help mitigate high-risk structures and infrastructure.

Storm Surge and Shoreline Hazard Areas

Storm Surge Areas

Storm surge is a rapid rise in sea level caused by strong winds pushing seawater onto land, typically during hurricanes or intense coastal storms. It is often the most dangerous and damaging component of a tropical storm event. While Peletier is not directly on the oceanfront, its location along the White Oak River and its low-lying topography mean the town remains vulnerable to inland storm surge and associated flooding.

According to the National Hurricane Center (NHC) and North Carolina Emergency Management (NCEM) storm surge modeling, Category 2 or higher hurricanes can push water well inland along the White Oak River. This may inundate low-lying areas, particularly near waterfront neighborhoods and stream crossings. The degree of flooding depends on multiple variables, including:

- **Storm intensity**
- **Forward speed and direction**
- **Tidal cycle timing**
- **Wind field and atmospheric pressure**
- **Local terrain and river dynamics**

Slow-moving hurricanes may affect a broader area with prolonged water levels, while fast-moving hurricanes may generate higher surge levels in a narrower band. In Peletier, storm surge risks are compounded by heavy rainfall that can cause compound flooding—a mix of surge-driven and rainfall-driven inundation.

Flood-prone locations in Peletier include:

- **Shoreline Drive**
- **Peletier Loop Road (east of the golf course)**
- **Areas near the White Oak River waterfront and marsh zones**

Peletier should continue to coordinate with Carteret County Emergency Services to ensure inclusion in regional evacuation maps and shelter planning. Peletier is located within Storm Surge Zones 2 and 3 of the NCEM surge risk maps, meaning certain areas may be evacuated depending on hurricane category and path.

Shoreline Erosion

Although Peletier does not contain oceanfront shoreline, riverine and estuarine erosion remains a localized concern. Along the White Oak River, marsh edges, tidal creeks, and private shorelines may experience gradual erosion due to:

- Tidal action
- Boat wakes
- Vegetation loss
- Rising sea levels

While Peletier is not subject to the DCM Oceanfront Erosion Rate Setbacks applicable to areas like Bogue Banks, the North Carolina Department of Environmental Quality (NCDEQ) recommends communities along estuarine systems evaluate shoreline stability, particularly near public access points, docks, and waterfront development.

Anecdotal evidence and site inspections suggest small-scale erosion in areas of Peletier along:

- The White Oak River marsh fringe
- Privately maintained shoreline bulkheads or riprap structures
- Stormwater outfalls draining to tidal zones

To reduce estuarine erosion impacts, Peletier may consider:

- Promoting living shoreline techniques (e.g., marsh plantings, oyster reefs)
- Coordinating with the White Oak River Basin Restoration Team
- Working with homeowners to address failing bulkheads or loss of vegetative buffers

Although Peletier was not directly impacted by oceanfront sand loss like Bogue Banks following Hurricane Florence, heavy rainfall and elevated river stages during that event and others did result in localized flooding and potential minor bank scouring along the White Oak River.

Storm Surge and Shoreline Recommendations

- Incorporate Peletier into updated regional storm surge risk modeling using NOAA SLOSH or NCEM Inundation Mapping.
- Continue to enforce setbacks along the White Oak River through CAMA permitting and riparian buffer protections.
- Encourage resilient shoreline practices such as native vegetation, elevated structures, and low-impact development near waterways.
- Coordinate with Carteret County on floodplain updates and emergency response protocols, including evacuation planning.

Non-Coastal Wetlands

Wetlands are defined by the U.S. Army Corps of Engineers (USACE) and the U.S. Environmental Protection Agency (EPA) as “areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions.” These areas include swamps, marshes, bogs, and similar features that serve vital ecological and hydrological functions.

Within the Town of Peletier, non-coastal wetlands—also known as “404 wetlands” after Section 404 of the Clean Water Act—are commonly found in low-lying areas, particularly adjacent to the White Oak River, Mill Creek, and within forested floodplain zones. These wetlands play a crucial role in:

- Flood mitigation by storing stormwater
- Water quality enhancement through natural filtration
- Groundwater recharge
- Providing habitat for fish, amphibians, birds, and other wildlife

Because of Peletier’s location within the White Oak River Basin, many wetland systems in the town are interconnected with surface water networks, increasing their functional value and sensitivity to disturbance. Although individual impacts to these wetlands may seem minimal, cumulative impacts from land development or drainage modifications can significantly degrade these valuable resources.

Regulatory Oversight

All proposed development activities within or near wetlands in Peletier must be evaluated for potential wetland impacts. The USACE, under Section 404 of the Clean Water Act, regulates dredging, filling, or other activities that could alter wetlands. Prior to land disturbance, site-specific wetland delineations should be conducted by qualified professionals to determine the presence and extent of jurisdictional wetlands.

Wetland impacts may also trigger additional federal or state permits and mitigation requirements. Any development found to impact coastal wetlands or surface water buffers is additionally subject to the North Carolina Division of Coastal Management (DCM) and CAMA regulations.

Wetland Functional Significance – NC-CREWS

The North Carolina Coastal Region Evaluation of Wetland Significance (NC-CREWS) is a classification tool used by the NC Division of Coastal Management to rate wetland functions in terms of:

- Water quality
- Hydrology
- Wildlife habitat

Wetlands are rated as:

- Exceptional – when two or more functions are performed at high levels or when the wetland is adjacent to rare habitats, contains threatened or endangered species, or is a unique ecosystem.
- Substantial – when functions are performed at average to moderately high levels.
- Beneficial – when wetland functions are degraded or performed at below-normal levels.

While NC-CREWS was initially piloted in Carteret County, its evaluations have since been expanded to apply across other coastal and non-coastal areas, including municipalities like Peletier.

Maps of wetland functional ratings and categories are available online via the NCDEQ Division of Coastal Management and NC Natural Heritage Data Explorer.

Local Wetland Conditions in Peletier

Peletier contains several tracts of land with likely wetland characteristics, including:

- Bottomland hardwood forests along Mill Creek and the White Oak River
- Freshwater wetlands adjacent to small tributary streams and drainage features
- Seasonally saturated low-lying areas in forested or undeveloped parcels

While no large-scale delineation has been conducted across all of Peletier, planning decisions should integrate wetland preservation and avoidance of high-functioning wetland systems. Future development proposals should consult the National Wetlands Inventory (NWI) and local GIS layers provided by Carteret County or NCDEQ for general guidance, followed by field verification.

Recommendations for Wetlands

- Require wetland delineations for all development proposals in potential wetland areas.
- Coordinate with USACE and NCDEQ early in the permitting process to ensure federal and state wetland protections are met.
- Promote the use of low-impact development (LID) strategies to reduce disturbance to wetland areas and their hydrologic functions.
- Incorporate wetland buffers and conservation easements in subdivision and site plan reviews where applicable.
- Continue to utilize NC-CREWS data and mapping tools to assess wetland significance and guide land use decisions.

Water Supply Watersheds and Wellhead Protection Areas

The **North Carolina Water Supply Watershed Protection Program** establishes minimum statewide requirements designed to protect surface water supplies by managing development density, allowing performance-based alternatives, or a combination of both. This program is implemented locally through permits issued by county or municipal governments.

While all land lies within some watershed, only about 20% of North Carolina's land is designated as a water supply watershed—areas specifically prioritized for protecting surface drinking water sources. Within the Town of Peletier's planning jurisdiction, there are no designated water supply watersheds subject to this program.

Wellhead Protection Program

The North Carolina Wellhead Protection Program focuses on protecting groundwater sources used for public drinking water supplies by preventing contamination in the area surrounding water wells. This area is called the Wellhead Protection Area (WHPA), defined by the Safe Drinking Water Act as the surface and subsurface zone through which contaminants are reasonably likely to move toward and reach the well or wellfield.

WHPA size varies based on geological and hydrological conditions and the program goals. While the State does not require local governments to adopt wellhead protection plans, such plans serve as valuable

supplements to state groundwater protection efforts and provide additional safeguards for local water sources.

The North Carolina Rural Water Association offers free assistance to public water systems seeking to develop Wellhead Protection Plans.

Public Water Systems in Peletier

Water systems serving the Peletier area may be included within regional wellhead protection plans approved by the State. Nearby systems with approved Wellhead Protection Plans include:

- Merrimon Water System (approved May 31, 2016)
- North River Water System/Mill Creek Water Service District (approved May 31, 2016)
- West Carteret Water Corporation (approved November 24, 2009)

While Peletier itself may rely on or be adjacent to these systems, any local water supply wells and their associated wellhead protection areas should be considered carefully during land development to minimize risks of contamination.

Primary Nursery Areas (PNAs)

Primary Nursery Areas (PNAs) are designated by the North Carolina Marine Fisheries Commission (MFC) as areas where the initial post-larval development of fish and shellfish occurs. These habitats are critical for the survival of economically and recreationally important species such as brown shrimp, blue crab, spot, croaker, and southern flounder.

PNAs are typically located in shallow waters (less than 6 feet deep) in the upper reaches of creeks, bays, and estuarine systems. They are characterized by soft, muddy bottoms, abundant marsh and wetland buffers, and high species diversity.

Criteria for PNA Designation

PNAs are designated after at least three years of biological sampling and are compared to similar areas for:

- Abundance of commercially and recreationally important species
- Size composition of early juvenile species
- Species diversity
- Habitat characteristics, such as bottom type (mud, detritus, clay) and shallow depth

Protections for PNAs

Multiple state agencies enforce protections for PNAs:

- NC Division of Marine Fisheries (DMF) prohibits the use of bottom-disturbing fishing gear within PNAs.
- NC Division of Coastal Management (DCM) prohibits new dredging in PNAs and enforces stricter depth requirements for new boat slips.
- NC Division of Water Resources (DWR) applies higher standards for wastewater discharges near PNAs.

PNAs in the Peletier Area

While Peletier is not directly adjacent to large PNAs such as those found in Thorofare Bay or Cedar Island Bay, the White Oak River and its tributaries contain smaller, yet highly significant nursery habitats. These nursery zones support estuarine-dependent species vital to the local and regional fisheries economy.

Nearby PNAs of particular relevance to Peletier include:

- Pettiford Creek PNA (approx. 230 acres) – located just south of Peletier along Bogue Sound.
- Broad Creek PNA (approx. 204 acres) – located southeast of Peletier.
- Small tidal creeks and marsh edges along the White Oak River – while individually under 100 acres, collectively they provide critical nursery habitat for shellfish and finfish species.

Planning Implications

Because PNAs are vital for maintaining fisheries productivity, development activities near these areas require careful review. The Town of Peletier should:

- Avoid activities that degrade water quality in tributaries feeding into PNAs.
- Enforce buffer requirements to protect wetland and marsh habitats adjacent to PNAs.
- Prohibit dredging or significant shoreline alteration near identified nursery habitats.
- Promote living shorelines and low-impact development (LID) to reduce stormwater runoff and sedimentation.

Maps of PNAs can be accessed through the NC Division of Marine Fisheries at:

<http://portal.ncdenr.org/web/mf/primary-nursery-areas>

Environmentally Fragile Areas

Environmentally fragile areas are sensitive natural resources that can be easily degraded or destroyed by inappropriate or poorly planned development. These areas provide important ecological functions—such as wildlife habitat, flood mitigation, water filtration, and shoreline stabilization—and require special consideration in land use planning.

The Town of Peletier is located in an ecologically rich portion of western Carteret County, near the White Oak River, tidal marshes, and extensive wetland systems. Many of these areas are designated as Areas of Environmental Concern (AECs) under the Coastal Area Management Act (CAMA) and are subject to additional regulatory protections. Development that is incompatible with these sensitive areas could result in habitat loss, reduced water quality, and increased vulnerability to flooding and erosion.

Key Environmentally Fragile Areas in Peletier

Environmentally fragile areas in and around Peletier include:

- Coastal wetlands and marshes along the White Oak River
- Non-coastal wetlands (freshwater wetlands) in low-lying forested areas
- Prime wildlife habitats, particularly in riparian and marsh zones
- Potential habitats for threatened or endangered species
- Forested buffer areas adjacent to tidal creeks and streams that support nursery habitats

Coastal Wetlands

Coastal wetlands are marshes in North Carolina's 20 coastal counties that flood regularly or occasionally by lunar or wind tides. These wetlands include one or more of the following plant species:

- *Spartina alterniflora* – Salt Marsh Cord Grass
- *Juncus roemerianus* – Black Needlerush
- *Salicornia spp.* – Glasswort
- *Distichlis spicata* – Salt (or Spike) Grass
- *Limonium spp.* – Sea Lavender
- *Scirpus spp.* – Bulrush
- *Cladium jamaicense* – Saw Grass
- *Typha spp.* – Cattail
- *Spartina patens* – Salt Meadow Grass
- *Spartina cynosuroides* – Salt Reed or Giant Cord Grass

Coastal wetlands are designated by the CRC as Areas of Environmental Concern (AECs) and are regulated under CAMA. Development in these wetlands is highly restricted to protect natural functions, public health, and property.

In Peletier, coastal wetlands are primarily found along the White Oak River shoreline. These areas are critical for flood protection, water filtration, and as habitat for fish and wildlife species.

Non-Coastal Wetlands

Non-coastal wetlands—also known as “404 wetlands”—include freshwater wetlands not classified as tidal. These wetlands are federally regulated by the U.S. Army Corps of Engineers (USACE) under Section 404 of the Clean Water Act and by the NC Division of Water Resources (DWR) (Section 401 certifications).

Non-coastal wetlands in Peletier are typically found in low-lying, forested areas, tributary streams, and seasonally saturated zones. These wetlands perform important functions such as groundwater recharge, stormwater storage, and wildlife habitat.

As with coastal wetlands, precise locations of non-coastal wetlands must be confirmed through on-site field delineations by qualified professionals. Generalized wetland locations can be reviewed through the NC Natural Heritage Data Explorer or the US Fish & Wildlife Service National Wetlands Inventory (NWI).

Recommendations for Environmentally Fragile Areas

Because environmentally fragile areas are easily degraded, the Town should take proactive measures to protect these resources by:

- Requiring wetland delineations before approving development permits in potential wetland areas
- Enforcing buffer requirements along the White Oak River and its tributaries
- Encouraging low-impact development (LID) practices to minimize stormwater runoff
- Preserving riparian forest corridors as part of subdivision planning
- Coordinating with state and federal agencies for permits impacting wetlands or AECs

General maps of coastal and non-coastal wetlands are available at:

- [NC Natural Heritage Data Explorer](#)
- [NC Division of Coastal Management](#)

However, as with all wetlands, field verification is required to determine exact boundaries and regulatory status.

Natural Heritage Areas

Natural Heritage Areas are lands that support rare plant and animal species, high-quality natural communities, or other important ecological features as identified by the North Carolina Natural Heritage Program (NHP), part of the NC Department of Natural and Cultural Resources.

The NHP inventories and catalogs the rarest and most ecologically significant sites across the state, providing valuable information to help communities plan for responsible development while minimizing ecological impacts. These areas often include habitats for threatened or endangered species, unique wetlands, and areas of exceptional biodiversity.

Natural Heritage Areas Near Peletier

While Peletier itself does not contain large designated Natural Heritage Areas, it is located near several important ecological resources, including:

- Croatan National Forest, which lies immediately north of Peletier and contains extensive pocosin wetlands, longleaf pine savannas, and rare plant species.
- White Oak River riparian corridor, which provides habitat for aquatic and terrestrial wildlife, including nursery areas for commercially important fish and shellfish species.
- Nearby estuarine marshes and tidal creeks, which support bird nesting, juvenile fish habitat, and rare wetland plant communities.

As of the most recent NHP data, several Natural Heritage Areas of “High” or “Very High” significance are located in western Carteret County and adjacent areas of Onslow County, within proximity to Peletier. These areas are valuable for wildlife connectivity, water quality, and flood resilience.

Areas Containing Endangered and Threatened Species

An endangered species is a plant or animal at risk of extinction, while a threatened species is likely to become endangered in the near future. Protection of these species is provided under the Endangered Species Act (ESA), administered by the U.S. Fish and Wildlife Service (USFWS) and the National Marine Fisheries Service (NMFS).

Within and near Peletier, potential habitats for listed species include:

- Longleaf pine habitats in the Croatan National Forest (home to the endangered red-cockaded woodpecker)
- Estuarine marshes and tidal creeks that may support species like loggerhead sea turtles (nearby nesting beaches) and Atlantic sturgeon in the White Oak River

These species and habitats are protected under federal and state law. Development activities requiring federal permits (such as dredge/fill permits under Section 404 of the Clean Water Act) must consider potential impacts to these species and their habitats.

The information presented in the following map are based on the best available scientific data and expertise from a variety of sources, including state and regional conservation agencies. The mapping identifies areas within and around the Town of Peletier that contain rare, diverse, or otherwise significant species and natural habitats. These areas have been assigned conservation values on a scale from **10 (maximum)** to **1 (moderate)** to reflect their relative importance for biodiversity and habitat preservation.

- **Areas rated 10 to 7** are considered the most sensitive. These include habitat for rare or endangered species and ecologically critical natural communities. They represent the highest conservation priorities for Peletier and should be conserved, buffered, and connected through green infrastructure wherever feasible.
- **Areas rated 6 to 1** are important for maintaining habitat connectivity, species migration corridors, and general ecosystem health, though they may not contain the rarest resources.
- **Gray areas** on the map represent developed lands with **more than 20 percent impervious surface**, indicating they likely hold limited habitat value. These areas have been assigned a conservation value of **-1**.
- **White areas** are considered **of unknown conservation value** due to a lack of sufficient inventory or ecological data.

In addition to this analysis, **Natural Heritage Natural Areas**—as identified by the North Carolina Natural Heritage Program—are shown in Figure 6-3 (Conservation Planning for Green Growth). These designated sites within and near Peletier support rare species, high-quality natural communities, and significant aquatic and terrestrial ecosystems. They are considered vital to preserving the region's biodiversity. A site's conservation ranking may reflect the presence of rare species, the quality of its habitat, or other key ecological features. It is important to note that this dataset primarily includes rare species and habitats and does not yet fully represent all priority wildlife and habitat data for the region.

As Peletier continues to grow, consideration of these conservation values will be important in directing development toward areas of lower sensitivity and ensuring the long-term preservation of the Town's natural character and ecological assets.

Prime Wildlife Habitats

Prime wildlife habitats near Peletier include:

- Salt marshes, mud flats, and estuarine habitats along the White Oak River
- Forested riparian corridors that support diverse bird and mammal populations
- Primary Nursery Areas (PNAs) in Pettiford Creek and Broad Creek
- Croatan National Forest, which provides large, contiguous habitat for numerous rare and declining species.

Maritime Forests

While Peletier itself does not contain maritime forests, these unique forested ecosystems occur on Bogue Banks barrier islands (Atlantic Beach, Pine Knoll Shores, Emerald Isle, and Indian Beach). Maritime forests are adapted to salt spray, nutrient-poor soils, and high winds.

Although not present in Peletier, these forests are part of the broader coastal ecosystem that influences the region's biodiversity and resilience.

Agricultural Resources

Prime farmland soils are those best suited for producing crops such as food, feed, forage, fiber, and oilseeds. Parts of Peletier contain prime farmland soils, particularly on undeveloped parcels near NC 58 and rural sections of Peletier Loop Road.

As development pressures increase, the conversion of farmland to residential uses has been slowly occurring in Peletier and surrounding communities like Stella. Protecting agricultural land and encouraging voluntary farmland preservation programs could help maintain rural character and local food production capacity.

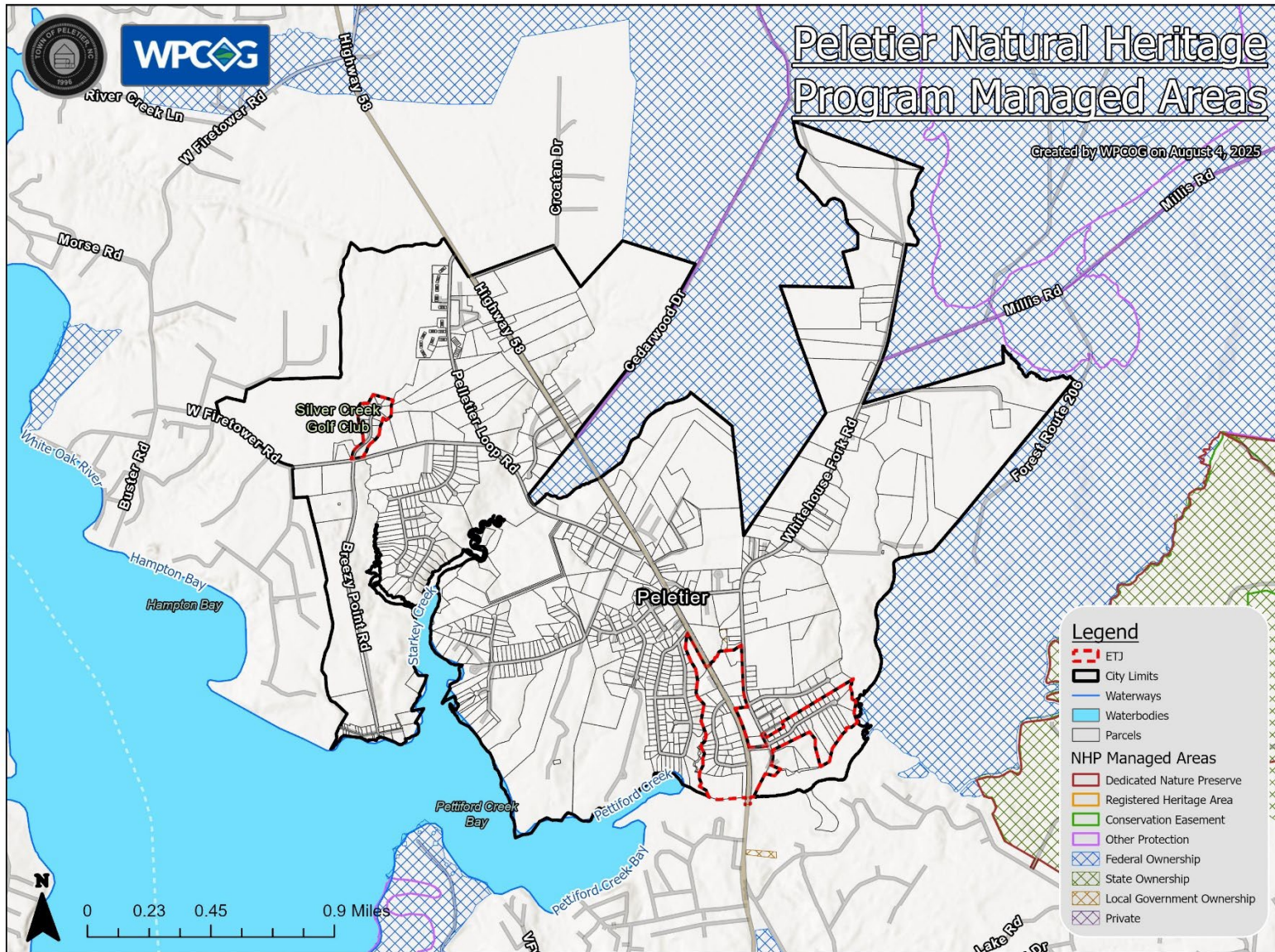
Anadromous Fish Spawning Areas

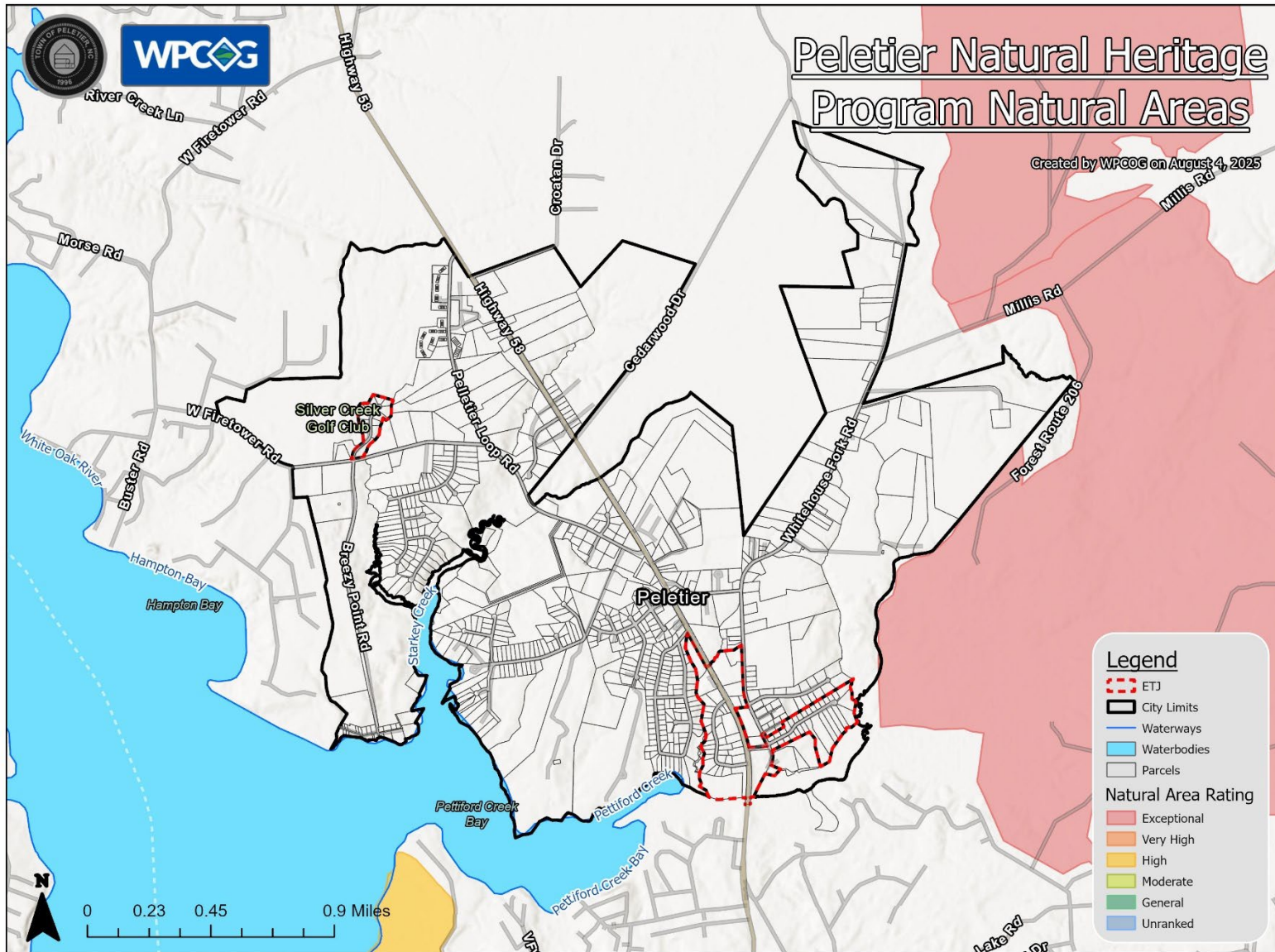
Anadromous fish migrate from the ocean to freshwater tributaries to spawn. The White Oak River, adjacent to Peletier, is identified by the NC Division of Marine Fisheries (DMF) as an important anadromous fish spawning area. This river supports species such as striped bass, American shad, and herring, which are valuable to both commercial and recreational fisheries.

Protection of these spawning habitats is essential, as they are sensitive to water quality degradation, dredging, and shoreline alteration.

Recommendations for Natural Heritage Areas

- Incorporate Natural Heritage Program data into land use decisions to avoid impacts to rare species and high-value habitats.
- Promote conservation easements and riparian buffer protections for parcels adjacent to wetlands, creeks, and the White Oak River.
- Encourage cluster development in rural areas to reduce fragmentation of agricultural land and wildlife habitat.
- Coordinate with USFWS, NMFS, and NC Wildlife Resources Commission for projects that may affect threatened or endangered species.





Assessment of Development Impacts on Environmentally Fragile and Natural Resource Areas

The Town of Peletier is located in an environmentally sensitive portion of coastal North Carolina, adjacent to the White Oak River and near the Croatan National Forest. The town contains and is influenced by wetlands, riparian buffers, potential Natural Heritage Areas, Primary Nursery Areas (PNAs), and habitats for threatened or endangered species.

Land development in these areas can lead to loss of habitat, declines in water quality, and reduced resilience to flooding and storm events. Incompatible development, especially that which increases impervious surfaces or alters natural hydrology, poses a risk to wetlands, prime wildlife habitats, and protected open space.

Regulatory Framework for Sensitive Areas

Most environmentally fragile areas in and around Peletier are regulated at the local, state, or federal level:

- **CAMA Areas of Environmental Concern (AECs)**
Development in coastal wetlands, estuarine waters, and public trust shorelines is regulated under CAMA and limited to water-dependent uses such as docks, piers, boat ramps, bulkheads, and navigation channels. Conservation is prioritized in these areas.
- **Non-Coastal Wetlands ("404" Wetlands)**
Regulated under Section 404 of the Clean Water Act by the U.S. Army Corps of Engineers (USACE). Any development disturbing these wetlands requires prior federal authorization, and in most cases a Section 401 Water Quality Certification from the NC Division of Water Resources (DWR).
- **Federally Protected Habitats and Species**
Habitats for endangered or threatened species—such as those associated with the White Oak River and the Croatan National Forest—are regulated under the Endangered Species Act (ESA). Federal permits (e.g., for dredging, filling, or shoreline alteration) must comply with ESA requirements.

Extent of Lands with Development Limitations

A significant percentage of land within or near Peletier is not suitable for high-intensity development due to environmental constraints or conservation status. This includes:

- Croatan National Forest lands to the north, which are federally managed and permanently conserved.
- Wetlands and floodplain areas along the White Oak River and its tributaries.
- Privately owned parcels with jurisdictional wetlands subject to USACE regulations.
- Areas near PNAs and shellfish waters where stricter water quality protections apply.

While the North Carolina Natural Heritage Program (NHP) is not a regulatory program, its data helps identify lands of high ecological significance that may also be subject to other protections. Many of these sites are privately owned and unprotected, leaving them vulnerable to potential habitat loss if developed without safeguards.

Impacts of Incompatible Development

Inappropriate development within these sensitive areas can result in:

- Loss of wetlands, leading to decreased flood storage, reduced water filtration, and diminished wildlife habitat.
- Declines in water quality, which can harm shellfish waters, PNAs, and spawning areas for anadromous fish.
- Fragmentation of prime wildlife habitat, reducing biodiversity and disrupting ecological corridors.
- Increased vulnerability to flooding and storm surge, as natural buffers are removed or altered.

Recommendations for Environmentally Sensitive and Natural Resource Areas

1. Enforce riparian buffers and wetland protection requirements in development review processes.
2. Direct growth away from flood-prone and environmentally sensitive areas using zoning and land use planning tools.
3. Coordinate with state and federal agencies (NCDEQ, USACE, USFWS, NMFS) when development proposals may impact wetlands, PNAs, or endangered species habitats.
4. Promote conservation partnerships and voluntary easements to protect privately owned sensitive lands.
5. Encourage low-impact development (LID) and stormwater controls to minimize runoff into wetlands and waterways.

Water Quality

Surface Water and Impaired Streams

The Town of Peletier lies entirely within the White Oak River Basin, one of North Carolina's 17 major river basins. The White Oak River Basinwide Water Quality Plan, prepared by the NC Division of Water Resources (DWR), provides a watershed-based approach to restoring and protecting the quality of surface waters in the basin.

Implementation of recommendations in these plans requires coordination among local governments, state and federal agencies, and private stakeholders. Land use decisions in Peletier play an important role in protecting water quality, particularly as the town experiences growth and associated increases in impervious surfaces.

White Oak River Subbasin 03-05-01

Peletier is located within this subbasin, which includes the White Oak River and its tributaries in Carteret, Onslow, Jones, and Craven Counties.

Key characteristics of this subbasin include:

- 76% forested/wetland land cover, much of which is protected within the Croatan National Forest.
- Significant urban growth in Peletier and Cedar Point, with population increases exceeding 17% in recent years.

- Loss of agricultural land as development expands inland.

Water quality data indicates that:

- 60.5% of waters are classified SA (suitable for shellfish harvesting).
- 15.5% of waters are classified as ORW (Outstanding Resource Waters).
- 63% of shellfish harvesting waters are impaired, primarily due to fecal coliform bacteria contamination in the upper reaches of the White Oak River.

Potential pollution sources include:

- Runoff from new subdivisions and agricultural land.
- Increased impervious surface coverage and loss of vegetated buffers.

Although no wastewater treatment plants (WWTPs) are located within Peletier, on-site septic system failures remain a concern for water quality. Animal operations (mainly swine farms) are present elsewhere in the basin but have not been a reported source of violations.

Water Quality Concerns for Peletier

Water quality in the Peletier area is most impacted by nonpoint source pollution, especially stormwater runoff carrying fecal coliform bacteria into nearby creeks and the White Oak River. As the town grows, increasing impervious surfaces and reduced riparian buffers contribute to these problems.

Shellfish harvesting waters near Peletier are frequently closed temporarily following heavy rainfall events, and portions remain conditionally approved or prohibited for harvesting due to water quality issues.

Outstanding Resource Waters (ORW)

The White Oak River estuarine waters downstream of Peletier include segments designated as Outstanding Resource Waters (ORW). ORW waters are among the highest quality waters in North Carolina and require additional protection measures to preserve their ecological and recreational significance.

Local Water Quality Initiatives

Several initiatives have been undertaken in the White Oak River Basin to protect water quality:

- Land acquisition and conservation projects to protect sensitive habitats and riparian buffers.
- Stormwater management projects to reduce runoff and improve water quality.
- Living shoreline projects, supported by the NC Coastal Federation, to stabilize shorelines and reduce erosion while preserving habitat.

Recommendations for Water Quality

- New development should prioritize low-impact design (LID) to reduce stormwater runoff.
- Riparian buffers along creeks and the White Oak River should be preserved or restored.
- Septic system management should be emphasized to prevent failures that contribute to bacterial contamination.

- Coordination with state and regional stakeholders can ensure Peletier contributes to basinwide water quality improvements.

303(d) Listed Waters

Section 303(d) of the Clean Water Act

Section 303(d) of the Clean Water Act requires each state to identify waterbodies that do not meet water quality standards or have impaired designated uses (e.g., recreation, aquatic life, or shellfish harvesting). These waters are placed on the 303(d) list, prioritized for restoration, and included in plans for targeted management strategies.

The NC Division of Water Resources (DWR) maintains the 303(d) list for the state. The 2018 303(d) list for Carteret County contained 234 individual listings, representing approximately 40,000 acres of impaired waters.

The major parameter for impairment was shellfish harvesting restrictions, primarily due to fecal coliform bacteria contamination from stormwater runoff.

303(d) Listed Waters in the Peletier Area

Peletier lies within the White Oak River Subbasin 03-05-01, which has several waterbodies on the 303(d) list. The upper White Oak River near Peletier has long been impaired for shellfish harvesting due to bacterial contamination.

Key contributors to impairment include:

- Runoff from subdivisions and agricultural land
- Increased impervious surfaces and loss of vegetated buffers
- Failing or poorly maintained septic systems in low-lying areas

Although Peletier does not have a municipal wastewater treatment plant (WWTP), reliance on individual septic systems increases the risk of localized contamination, especially in areas with high water tables or poor soils for septic drainage.

Nonpoint Source Pollution

The Coastal Nonpoint Source Program identifies multiple sources of nonpoint pollution relevant to Peletier, including:

- Urban runoff (stormwater, roads, bridges)
- Construction activities and land disturbance
- Onsite wastewater disposal systems (septic systems)
- Streambank erosion and loss of riparian buffers
- Agricultural runoff (fertilizers, animal waste)

Stormwater runoff remains the largest source of shellfish harvesting water impairment, especially after heavy rainfall events that flush pollutants into the White Oak River and its tributaries.

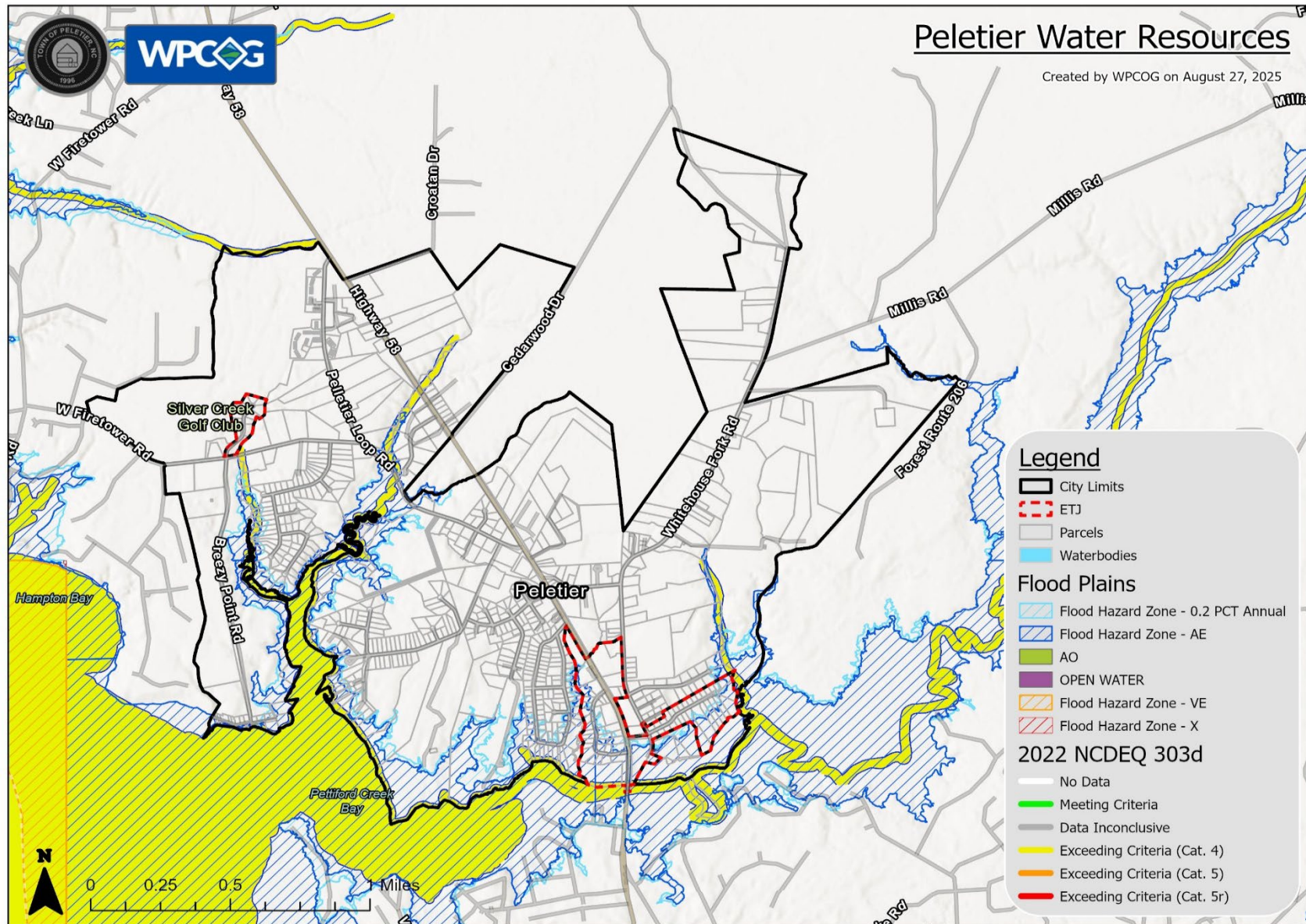
Wastewater Treatment Facilities

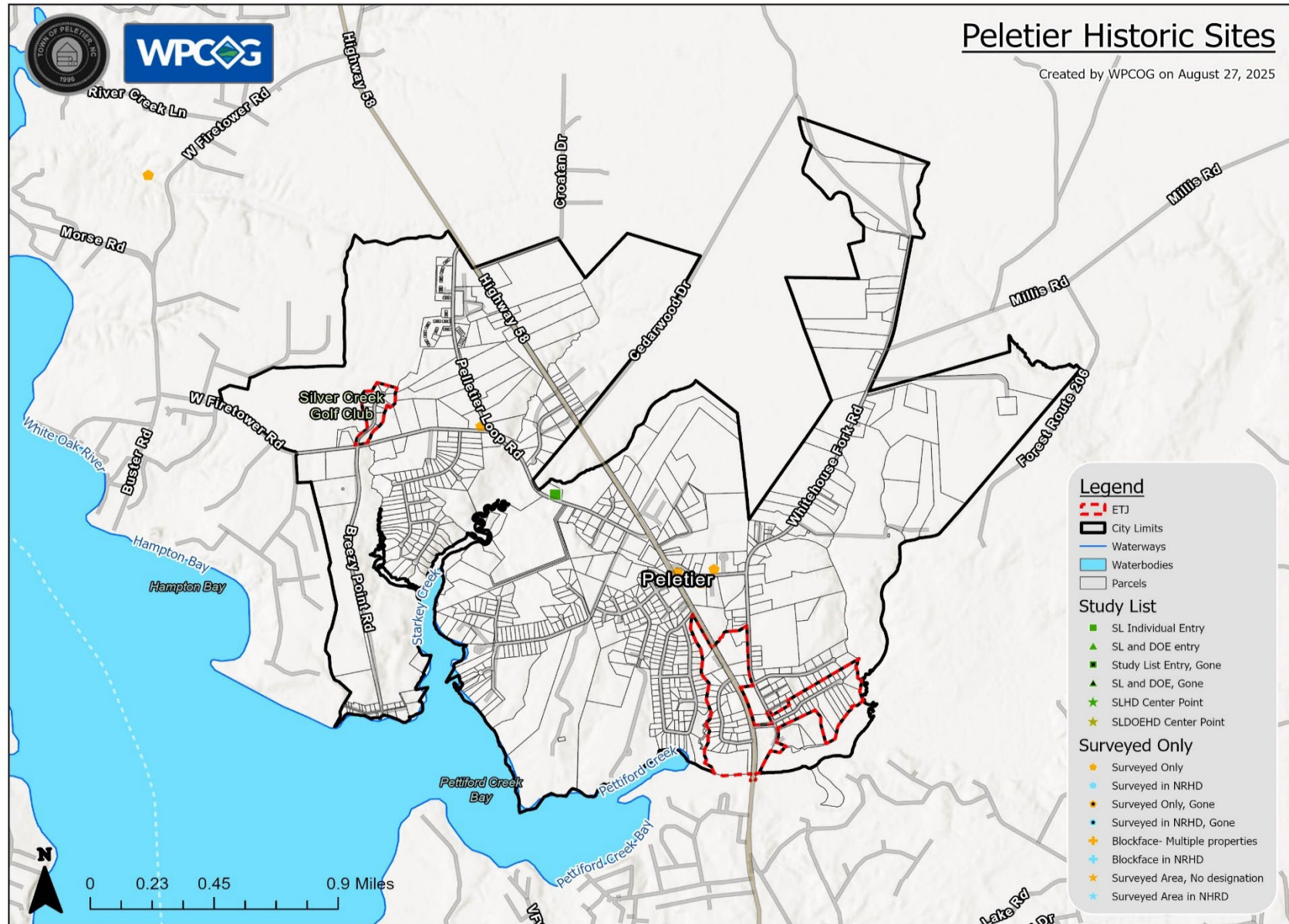
While no municipal WWTPs exist in Peletier, several WWTPs operate in other portions of the White Oak River Basin. Compliance issues at some of these facilities have been documented in past basin reports, though none are located within Peletier's jurisdiction.

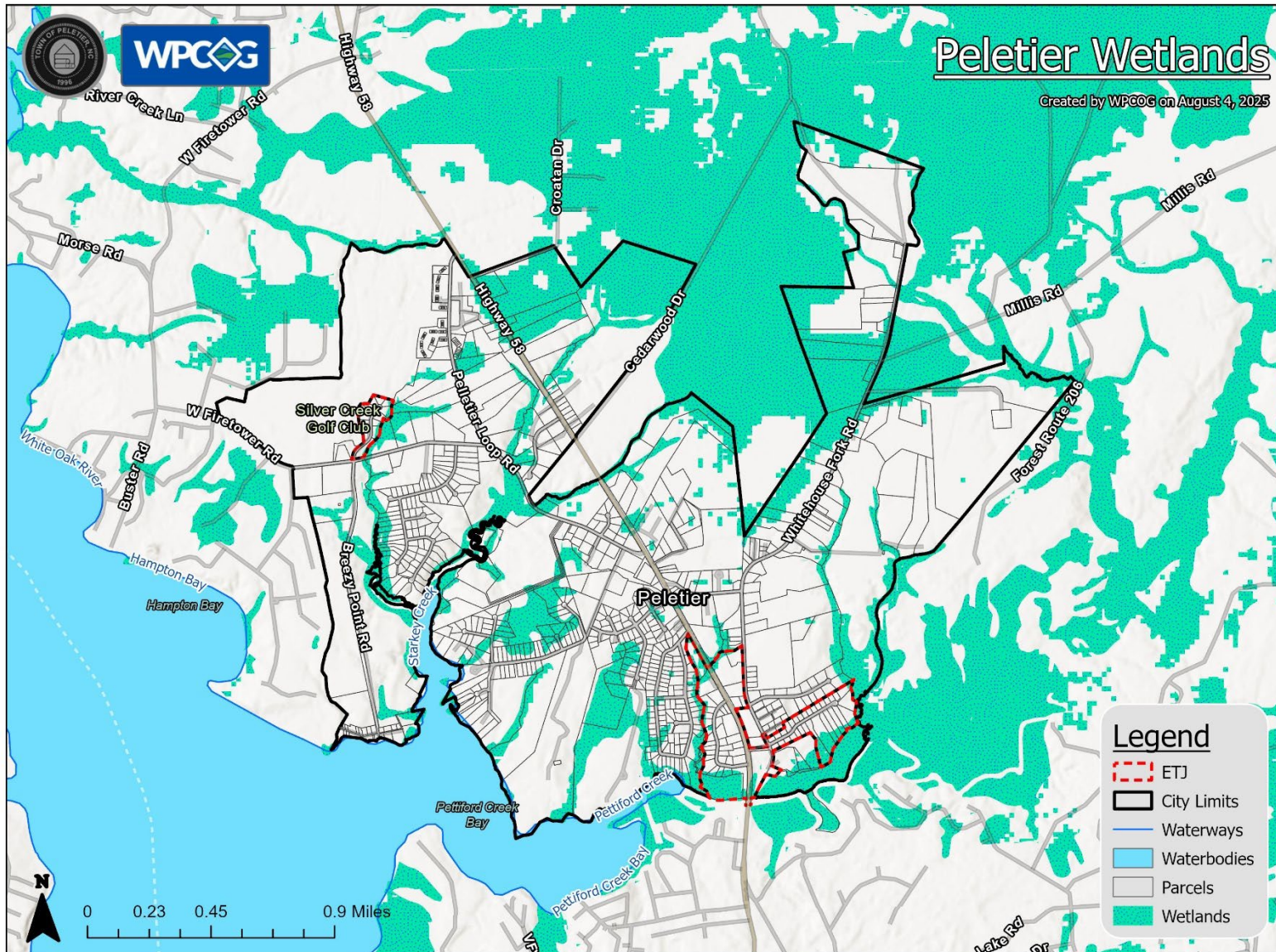
Peletier remains largely dependent on septic systems. Older systems, especially those installed prior to 1977 regulations, are more likely to fail. Failures tend to occur in low-lying areas with poor drainage soils or densely developed neighborhoods.

Recommendations for 303(d) listed streams

- Implement stronger stormwater controls to reduce runoff from new development.
- Promote regular septic system maintenance and education for property owners.
- Support voluntary septic system replacement programs in areas with older or failing systems.
- Encourage riparian buffer preservation and restoration to filter pollutants before they reach waterways.
- Coordinate with state and regional agencies to track water quality improvements and impairments in the White Oak River.







SECTION 4. EXISTING LAND USE AND DEVELOPMENT

This section of the Town of Peletier Land Use Plan provides an overview of current land use patterns and emerging development trends. Understanding existing development is essential for building the foundation of land use policies and creating a Future Land Use Map. This analysis provides a baseline for projecting future land needs and anticipating where growth is most likely to occur.

Existing Land Use in Peletier

The Town of Peletier is a small but growing community located along the White Oak River in western Carteret County. Land use in Peletier is primarily low-density residential, interspersed with forested and agricultural lands, and limited commercial and institutional development.

Residential Land Use

Most residential areas in Peletier consist of single-family homes on large lots, many served by individual septic systems. The town has seen increasing subdivision activity over the past two decades, especially along Peletier Loop Road and near NC 58, as growth from nearby communities such as Cape Carteret and Cedar Point extends westward.

Commercial and Institutional Land Use

Peletier has a small but growing number of commercial establishments, primarily convenience retail, service-oriented businesses, and recreational uses near NC 58. Institutional land uses include churches and public facilities serving the local population.

Development Trends

Population growth in Peletier has been influenced by:

- Proximity to NC 58 and NC 24, providing access to regional employment and amenities.
- Desirability as a retirement community, due to its small-town character and access to the White Oak River and Bogue Sound.
- Availability of undeveloped land compared to nearby coastal towns with limited vacant parcels.

Much of Peletier remains forested or used for low-intensity agricultural purposes, although new residential subdivisions have gradually converted farmland and forested parcels to housing.

Water and Sewer Service

Most of Peletier is served by individual septic systems and private or community wells. There is currently no municipal sewer service, which has limited high-density development. Any future growth at greater densities would require consideration of centralized wastewater treatment options or advanced septic technologies.

Protected Lands and Open Space

While Peletier does not contain large federal or state-owned lands, it lies immediately adjacent to the Croatan National Forest, which encompasses extensive wetlands and wildlife habitat. Parts of the town also include wetlands, floodplains, and riparian buffers that are unsuitable for intensive development.

Protected or limited-development areas within or near Peletier include:

- White Oak River riparian corridor, which contains wetlands, estuarine habitats, and primary nursery areas for fish and shellfish.
- Croatan National Forest, providing a natural buffer and recreation opportunities north of the town.
- Privately owned open space within subdivisions, as well as undeveloped farmland and forested tracts.

Existing Development Management Tools

Town of Peletier Zoning and Subdivision Ordinance

Adopted in 2025, the Town of Peletier Zoning Ordinance and Subdivision Ordinance exercise powers granted by N.C.G.S. 160D to regulate land use development in the Town of Peletier. These ordinances provide the Town of Peletier with the necessary legal framework to ensure appropriate and orderly development.

Town of Peletier Flood Damage Prevention and Protection Ordinance

An ordinance providing for the regulation of flood prone areas as designated by the Federal Emergency Management Agency to prevent flood damage on improved property. This ordinance ensures NFIP compliance and eligibility for participation.

Pamlico Sound Hazard Mitigation Plan

Adopted in 2020, the Pamlico Sound Hazard Mitigation Plan assesses and prioritizes hazards and mitigation actions. Major topics include the maintenance of Mutual Aid Agreements, Early Warning and Response infrastructure and equipment, and Continuity of Operations plans.

Carteret County Comprehensive Transportation Plan

- Adopted in 2025, the Carteret County Transportation Plan, drafted in coordination with NCDOT and regional stakeholders, establishes an analysis of the Carteret County Transportation Network. Through this analysis, the plan identifies future transportation projects across all modes of travel, and prioritizes them based on need.

Land Use Planning in Peletier

Land use planning is one of the key tools Peletier can use to guide the future development of the Town. Effective land use planning enables orderly growth and the efficient provision of Town services to residents, businesses, and visitors, while retaining the flexibility to adapt to changing needs and demands.

Land use planning helps create neighborhoods where daily needs are within walking distance, supports integrated communities, and ensures residents have access to a range of amenities—including spaces for shopping, working, gathering, and enjoying nature. In Peletier, land use planning is particularly important for maintaining the Town’s scenic natural beauty, rural charm, and community character amid increasing development pressures in western Carteret County.

The desire of the Town of Peletier is that growth and development be guided by a unified community vision defined by a clean environment, vibrant civic life, and preservation of the special traits that make Peletier an extraordinary place to live.

Three primary factors determine the future of land use in Peletier:

1. The manner in which land is currently used;
2. The amount and nature of land available for new development or redevelopment;
3. The zoning and development regulations the Town uses to guide and manage growth.

The Town’s overall responsibility is to ensure land is developed in the most effective and appropriate way to promote the health, welfare, and interests of its residents and stakeholders.

Existing Land Use

A land use survey of all properties in the Town of Peletier was completed and categorized into the following primary categories:

Land Use Category	Acres
Agricultural	735.50
Commercial	420.99
Industrial	53.48
Institutional / Public	14.56
Mixed Use	1.06
Recreation / Open Space	40.53
Residential	591.64
Transportation / Infrastructure	112.11

Land Use Category	Acres
Vacant / Undeveloped	508.26
Total	2,478.13

Residential uses occupy a large portion of land in Peletier, totaling over 590 acres, or approximately 24% of the total land surveyed. Agricultural uses still make up the single largest category at over 735 acres, followed by more than 500 acres of vacant or undeveloped land, much of which is located along the edges of town and presents potential for future development. Commercial uses account for nearly 421 acres, while industrial and infrastructure uses together account for more than 165 acres.

Most residential development in Peletier is made up of single-family site-built homes, with some scattered manufactured housing and smaller areas of multi-family housing. Commercial development is concentrated along Highway 58, with additional scattered sites along major roads. Industrial and warehouse uses are typically located on larger parcels, particularly along the railroad or on the town's periphery.

Zoning Districts

The Town of Peletier's zoning map reflects the desired use and intensity of development across the town's planning jurisdiction. Zoning is used to direct the types of uses allowed in each area and the standards to which development must adhere.

Zoning District	Acres
R-20 Single-Family Residential	907.28
RA Rural Agricultural	580.87
R-15M Single-Family Residential	538.68
B-1 General Business	163.71
LIW Light Industrial	34.95
MC Planned Mobile Home & Camp Park	23.97
B-3 Planned Business	19.50
I-W Industrial and Wholesale	43.19
CC Church Campus	5.52
R-15 Single-Family Residential	1.23
B-2 Marine Business	0.49
Total	2,318.39

Residential zoning districts (R-20, R-15M, RA, R-15) make up the vast majority of Peletier's zoning—over 2,000 acres. The R-20 district is the most prevalent, covering over 900 acres and allowing single-family

homes on large lots. The RA (Rural Agricultural) district supports low-density residential and agricultural uses, especially where utility services are limited. R-15M zoning allows smaller-lot single-family homes, and is used in areas near infrastructure and services.

Commercial and industrial zoning accounts for a smaller, but important portion of land use in Peletier. The B-1 General Business district serves as the Town's primary commercial area, supporting walkable business and service uses. Industrial zoning—including I-W, LIW, and scattered B-3 parcels—supports manufacturing, warehousing, and freight-related activities.

The Town's zoning map corresponds closely with the existing land use map, though some vacant or agricultural areas may be planned for higher-intensity development over time. Mixed-use or infill development opportunities exist within the downtown core, particularly in underutilized parcels zoned for business or commercial activity.

Highway 58 Overlay District

Highway 58 is the primary transportation corridor through the Town of Peletier and is anticipated to experience continued growth pressures in the coming years. In order to manage this growth effectively while preserving the character and functionality of the corridor, the Town intends to establish a Highway 58 Overlay District. The Highway 58 Overlay district encompasses multiple land-use district designations, as described in "Future Land Use District Descriptions".

The purpose of the overlay is to:

- Ensure adequate setbacks for future roadway widening and improvements.
- Promote a cohesive and attractive corridor identity through enhanced landscaping, building façade treatments, and parking lot design standards.
- Provide clear and consistent design guidelines for new development and redevelopment along NC 58.
- Encourage safe and efficient traffic flow while balancing multimodal access for vehicles, bicycles, and pedestrians.

The overlay district will supplement existing zoning regulations and will be written into the Town's zoning ordinance. Standards may include, but are not limited to:

- Increased building setbacks from NC 58 to allow for future NCDOT improvements.
- Required landscaped buffers between parking areas and the roadway.
- Standards for façade design and materials to promote visual quality and a "sense of place."
- Shared access and reduced curb cuts where feasible to improve traffic safety.

This overlay will play a central role in shaping the future appearance and function of the Highway 58 corridor, ensuring that it remains both a safe and attractive gateway for residents, visitors, and businesses.

Future Land Use District Descriptions

Highway 58 Overlay District – The Highway 58 Overlay district is not intended to regulate or designate the specific land uses within the district – instead, the overlay will regulate the design and placement of proposed development along the Highway 58 corridor.

Business – The Business District designates land intended to continue to serve as the town’s commercial corridor, supporting walkable and pedestrian friendly business land use.

Industrial – The Industrial District designates land intended to serve industrial purposes, including warehousing, manufacturing, and freight related industry.

Mobile Home and Camp Park – The Mobile Home and Camp Park district designates land intended to serve Mobile Home/Manufactured home development and Camp/RV development.

Residential – The Residential District designates land intended to serve residential purposes of varying densities, including Single-Family, and Residential/Agricultural.

Development Pressures

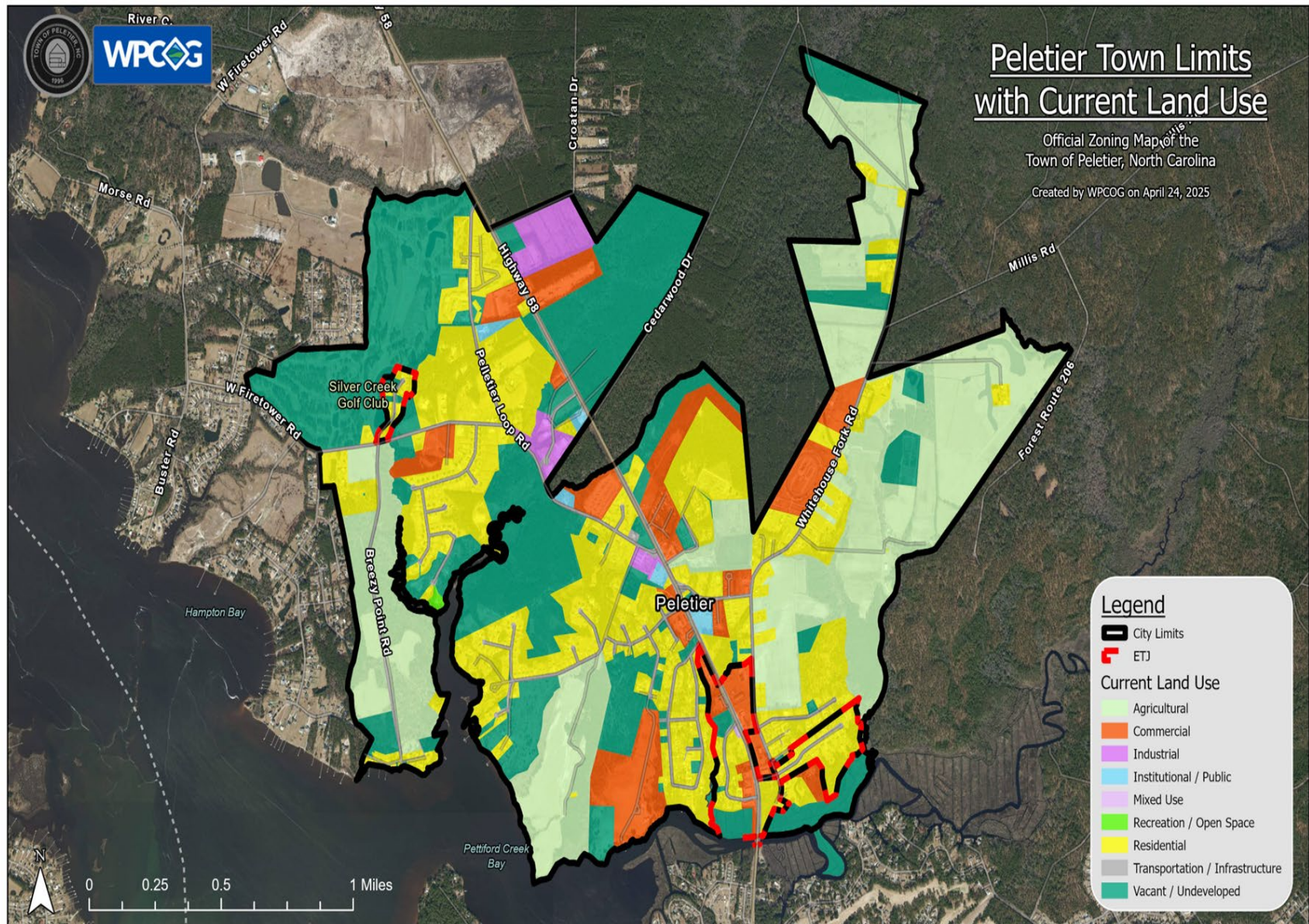
Peletier’s proximity to Cape Carteret, Emerald Isle, and Cedar Point places it in the path of regional growth pressures, particularly as coastal communities with limited developable land experience rising housing demand.

- New subdivisions are anticipated to continue along NC 58 and Peletier Loop Road.
- Second-home and retirement development is increasing as buyers seek more affordable options compared to properties on Bogue Banks.
- Lack of central sewer infrastructure remains a limiting factor for high-density residential or commercial growth.

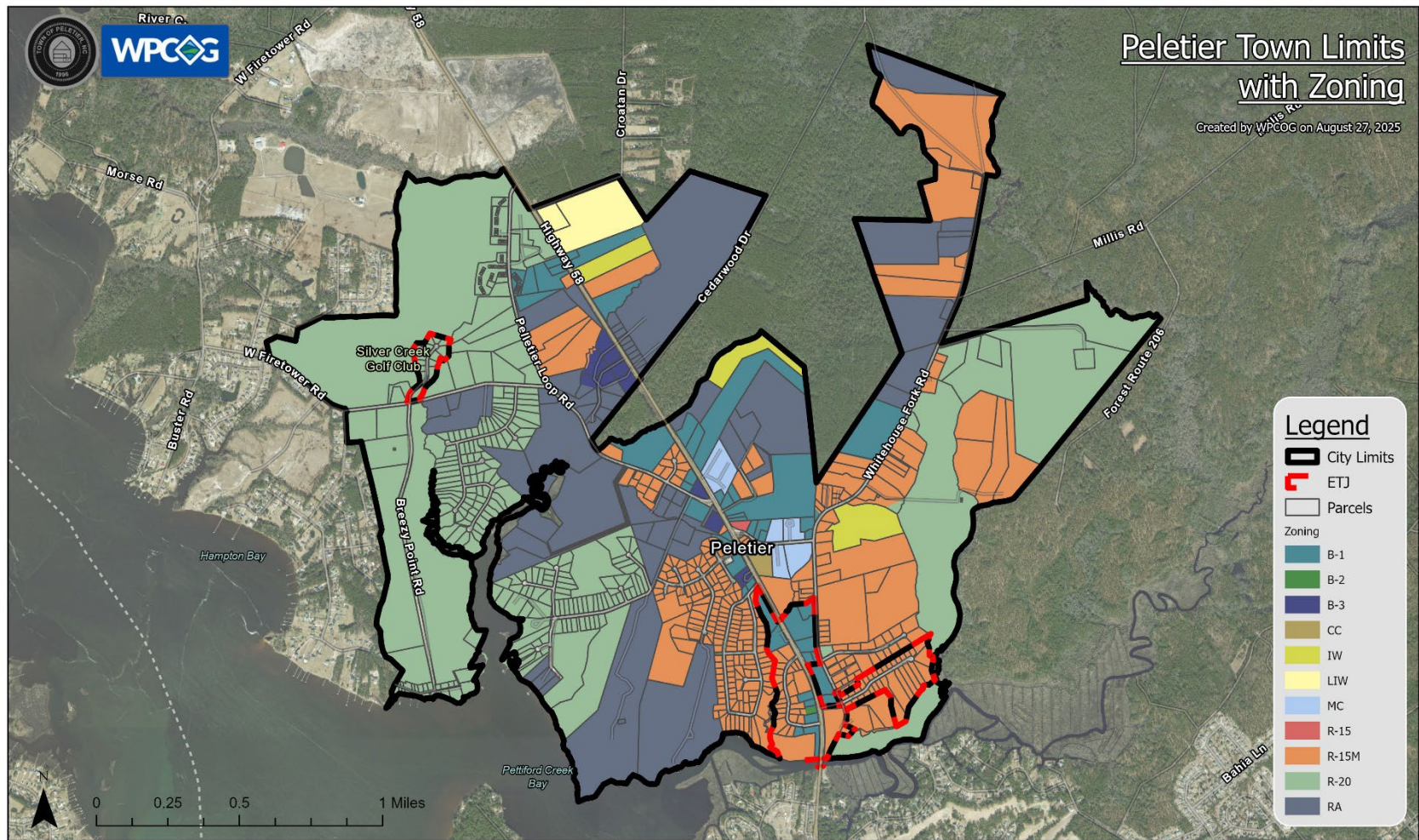
Recommendations for Land Use

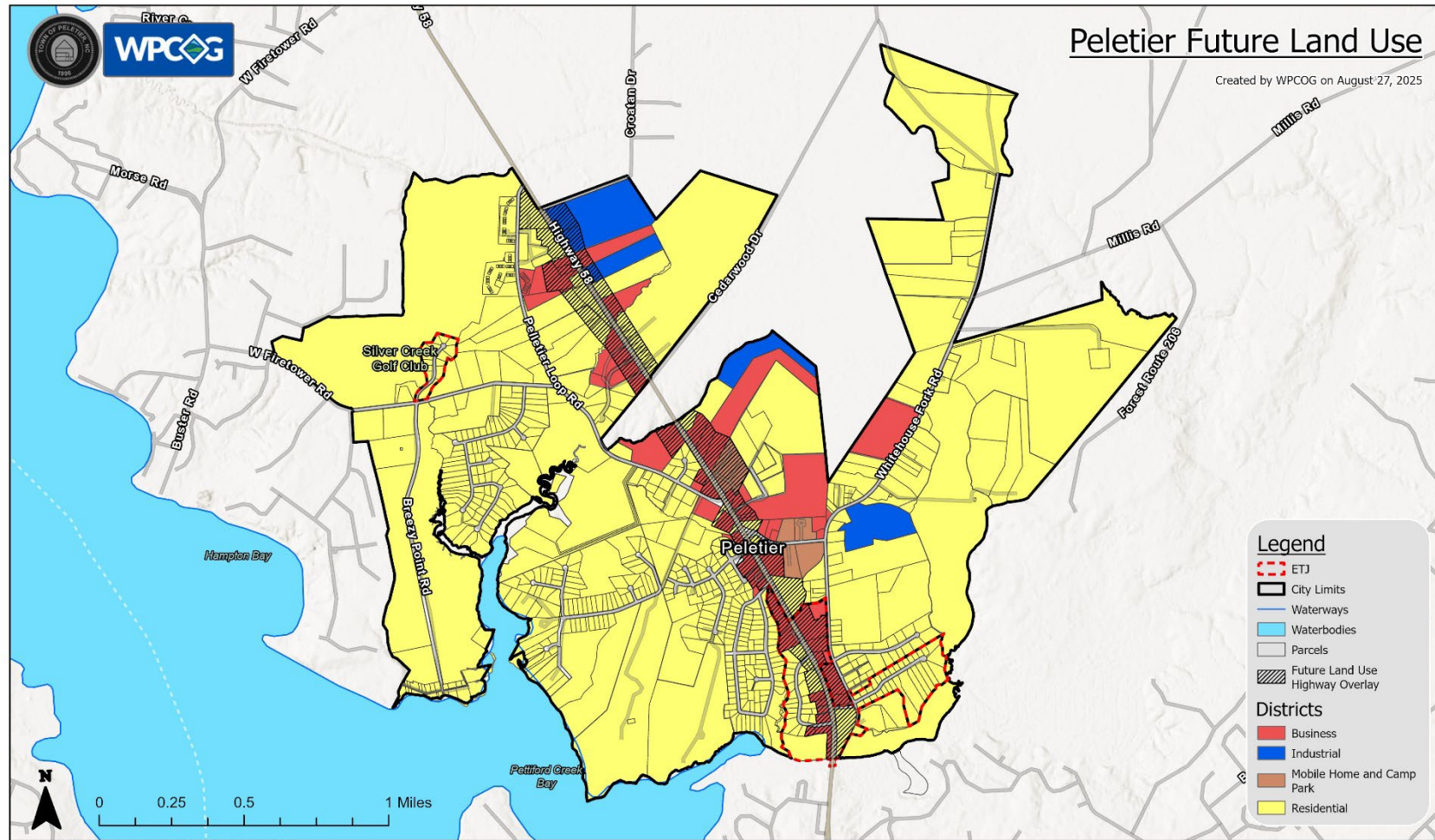
- Preserve the town’s rural character while accommodating growth in appropriate areas.
- Encourage cluster development to protect open space and environmentally sensitive areas.
- Coordinate with Carteret County and regional agencies on transportation improvements along NC 58 and regional land use planning.
- Promote commercial development in designated nodes rather than sprawling strip development.
- Establish a Highway 58 Overlay District to provide increased setbacks for future road widening and to require improved development standards, including façade enhancements, landscaping, and parking lot improvements.
- Enhance zoning enforcement to uphold regulations and support community objectives.

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Future Development Trends

The development patterns projected in previous planning efforts have largely occurred and are expected to continue through the planning period. The western portion of Carteret County, including the Town of Peletier, has experienced steady residential growth, particularly along NC 58 and Peletier Loop Road, as the community becomes increasingly attractive for retirees, second-home buyers, and families seeking affordable housing near coastal amenities.

Key Growth Drivers

- Proximity to Cape Carteret, Cedar Point, Emerald Isle, and Bogue Banks, which are nearing build-out and have limited developable land.
- Convenient access via NC 58 and NC 24 to regional employment centers and military installations at Camp Lejeune and MCAS Cherry Point.
- Availability of undeveloped and forested tracts, which can support new subdivisions as population growth continues.

Projected Development Patterns

- Residential Growth: Subdivision development will likely continue along Peletier Loop Road, NC 58, and side roads leading toward the White Oak River. Cluster-style residential development may become more desirable as a way to preserve open space and protect environmentally sensitive areas.
- Commercial Growth: Limited but increasing commercial development is expected along NC 58 to serve the growing population. This may include small-scale retail, service businesses, and restaurants.
- Retirement and Second Homes: Peletier will continue to attract retirees and seasonal residents, especially as prices on Bogue Banks remain high. Riverfront properties and homes with access to boating opportunities on the White Oak River will be especially desirable.
- Tourism-Related Development: Growth in nearby Emerald Isle and Bogue Banks tourism will increase demand for services and amenities in Peletier, particularly lodging options and recreational facilities.

Regional Trends Affecting Peletier

- The NC 58 corridor north of Cape Carteret and the NC 24 corridor in western Carteret County will continue to see increased residential and commercial growth.
- Redevelopment and infill development will be limited in Peletier because most of the town consists of low-density residential areas. However, new subdivisions on undeveloped parcels are expected to drive growth.
- Because Peletier lacks a central sewer system, high-density or mixed-use development will remain limited unless infrastructure improvements are introduced in the future.

Recommendations for Growth Management Policies

- Growth management policies should preserve the town's rural character while accommodating new residential and small-scale commercial development.
- Cluster subdivisions and open space preservation requirements can help balance growth with environmental protection.
- Coordination with Carteret County, Cape Carteret, and Cedar Point will be critical to manage traffic, infrastructure, and regional development impacts along NC 58.

- As development increases, stormwater controls and septic system management will be essential to protect White Oak River water quality and maintain healthy shellfish habitats.

Historic, Cultural, and Scenic Areas

Although the Town of Peletier is a small community, it is located in a region rich with historic, cultural, and scenic resources that contribute to the area's character and heritage. While Peletier itself does not currently have properties listed on the National Register of Historic Places (NRHP), it is closely connected to the broader historical landscape of western Carteret County and the White Oak River region.

National Register of Historic Places (NRHP)

The NRHP is the official federal list of significant buildings, structures, sites, districts, and objects recognized for their historical, architectural, archaeological, or cultural importance. The NRHP was authorized by the National Historic Preservation Act of 1966 and includes more than 95,000 listings nationwide.

While no NRHP sites are currently within Peletier town limits, nearby communities and surrounding areas include historic sites, markers, and cultural resources that reflect the maritime and agricultural heritage of the region.

Local Historical Context

Peletier is historically tied to fishing, agriculture, and timber-related activities, common throughout western Carteret County. The White Oak River played a significant role in transportation and trade for early settlers. The area's cultural history is also influenced by its proximity to Bogue Sound, Cape Carteret, and Cedar Point, which developed as small fishing and farming communities before transitioning into residential and tourist destinations.

Highway Historical Markers Near Peletier

The North Carolina Highway Historical Marker Program, established in 1935, commemorates significant people, places, and events in North Carolina history. While Peletier itself does not have a designated marker, nearby markers in western Carteret County highlight important aspects of the region's maritime and settlement history.

Scenic and Cultural Resources

Peletier benefits from its proximity to coastal waterways and scenic landscapes, including:

- The White Oak River, a natural and recreational resource for boating, fishing, and wildlife observation.
- Croatan National Forest, located immediately north of Peletier, which provides hiking, camping, and ecological education opportunities.
- **Bogue Sound and Bogue Banks**, just east of Peletier, which remain significant cultural and recreational destinations.

Although the Outer Banks National Scenic Byway does not directly pass through Peletier, the town is located near the western terminus of NC 58, which connects travelers to Emerald Isle and Bogue Banks, popular for their beaches, history, and tourism.

Recommendations for Historic, Cultural and Scenic Areas

- Peletier can capitalize on its proximity to historic and scenic resources by promoting heritage tourism, nature-based recreation, and cultural programming.
- As the town grows, opportunities exist to document and preserve local history, such as oral histories, historic structures, and cultural sites related to fishing, agriculture, and early settlement.
- Partnerships with Carteret County Historical Society, NC Division of Historic Resources, and local community groups could help identify historically significant sites within Peletier for potential future recognition.

Land Suitability Analysis

The Town of Peletier is located within the influence area of Marine Corps Air Station (MCAS) Cherry Point and its associated outlying facilities, including MCALF Bogue, which is situated just east of Peletier along NC 24. These military installations are major contributors to the regional economy, supporting thousands of jobs and generating significant demand for housing, services, and infrastructure.

Relationship Between Peletier and MCALF Bogue

While MCALF Bogue does not lie within Peletier's town limits, its proximity means that development patterns in Peletier can affect, and be affected by, military operations. Aircraft operations generate noise and safety considerations for properties located along or near flight paths. Similarly, unplanned or incompatible residential development near these areas could create conflicts with military training and operational needs.

CPRJLUS and Land Suitability Planning

In 2016, Carteret County participated in the Cherry Point Regional Joint Land Use Study (CPRJLUS)—a collaborative effort between military officials, local governments, and community stakeholders to ensure that land use decisions support both community growth and military readiness.

The Land Suitability Analysis developed as part of the CPRJLUS evaluated land based on factors such as:

- Environmental constraints (wetlands, floodplains, steep slopes)
- Proximity to military operations and safety zones
- Access to infrastructure (roads, water, and sewer service)
- Growth trends and development pressures

Land Suitability in Peletier

The analysis determined that:

- Highly constrained areas for development include wetlands, flood-prone areas along the White Oak River, and lands near military flight paths.
- Moderately suitable lands include existing residential neighborhoods and parcels near NC 58 with access to transportation corridors.
- Most suitable lands for future development are those already served by infrastructure or in proximity to NC 58 and Peletier Loop Road, away from environmentally sensitive areas.

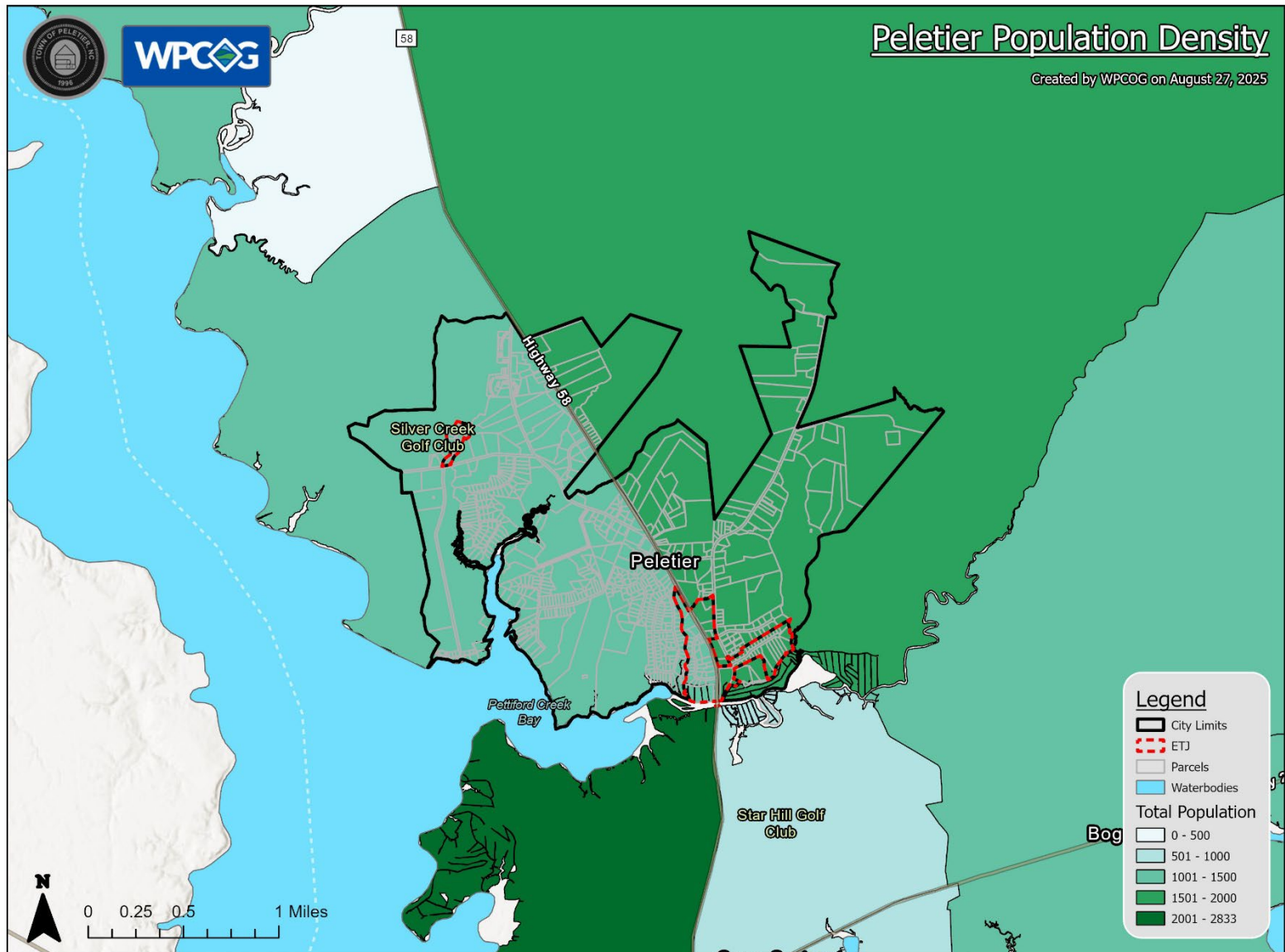
Compatibility with Military Operations

Because Peletier lies within the MCALF Bogue influence area, it is important to manage growth to:

- Prevent incompatible residential density increases near potential noise or safety impact zones.
- Ensure transparency and disclosure regarding aircraft noise for prospective property buyers.
- Encourage commercial and low-density residential uses in locations less impacted by noise contours.

Recommendations for Land Suitability Analysis

- Peletier should continue to coordinate with Carteret County and MCAS Cherry Point representatives when making land use and zoning decisions.
- The Land Suitability Map can guide growth away from environmentally sensitive and military-influenced areas, focusing on appropriate development nodes along NC 58.
- Cluster subdivisions can provide residential growth opportunities while preserving open space and limiting conflicts with military operations.



SECTION 5. COMMUNITY FACILITIES ANALYSIS

Community facilities—water, wastewater, roads, stormwater systems, and other infrastructure—are primary drivers of growth and development. The availability and capacity of these facilities strongly influence where and how new development occurs. Areas with existing infrastructure are more likely to attract new growth, while areas lacking facilities may experience slower development unless improvements are made.

This section describes existing community facilities in Peletier and evaluates their capacity and potential to support future growth. The analysis focuses on water systems, wastewater disposal, transportation, and stormwater management.

Water Systems

The Town of Peletier is primarily served by the West Carteret Water Corporation, which provides public water to most of the western Carteret County area. Some outlying areas of Peletier rely on private wells.

West Carteret Water Corporation

- Serves the largest geographic area in western Carteret County, including Peletier, Cape Carteret, and surrounding communities.
- Water Source: 6 groundwater wells.
- Storage Capacity: 1.35 million gallons.
- 2019 Available Supply: 3.064 million gallons per day (MGD).
- 2019 Average Daily Use: 1.10 MGD (36% of supply).
- 2050 Projected Supply: 3.496 MGD.
- 2050 Projected Demand: 1.62 MGD (46% of supply).

The system has no reported violations and consistently meets or exceeds all state and federal drinking water quality standards.

Wastewater Systems

The Town of Peletier currently has no municipal sewer system. All residential and commercial properties rely on individual septic systems or small package treatment systems.

- Older septic systems, particularly those installed prior to 1977 regulations, have a higher risk of failure, especially in low-lying areas with poorly draining soils.
- High-density development is limited by soil suitability for septic systems, which was noted in the Soil Characteristics section of this plan.

Future development at higher densities would require installation of advanced wastewater treatment systems or a municipal sewer system. Without these upgrades, Peletier's long-term growth will continue to be constrained by wastewater disposal limitations.

Stormwater Management

Stormwater runoff is a significant contributor to water quality impairment in the White Oak River. Peletier currently has limited stormwater infrastructure, and runoff from new subdivisions can increase sediment, nutrients, and bacteria entering local waterways.

- Low Impact Development (LID) practices, such as vegetated buffers, permeable surfaces, and rain gardens, can help mitigate these impacts.
- As development increases, stormwater controls will become increasingly important to protect shellfish waters and meet regulatory requirements under the Coastal Area Management Act (CAMA).

Transportation

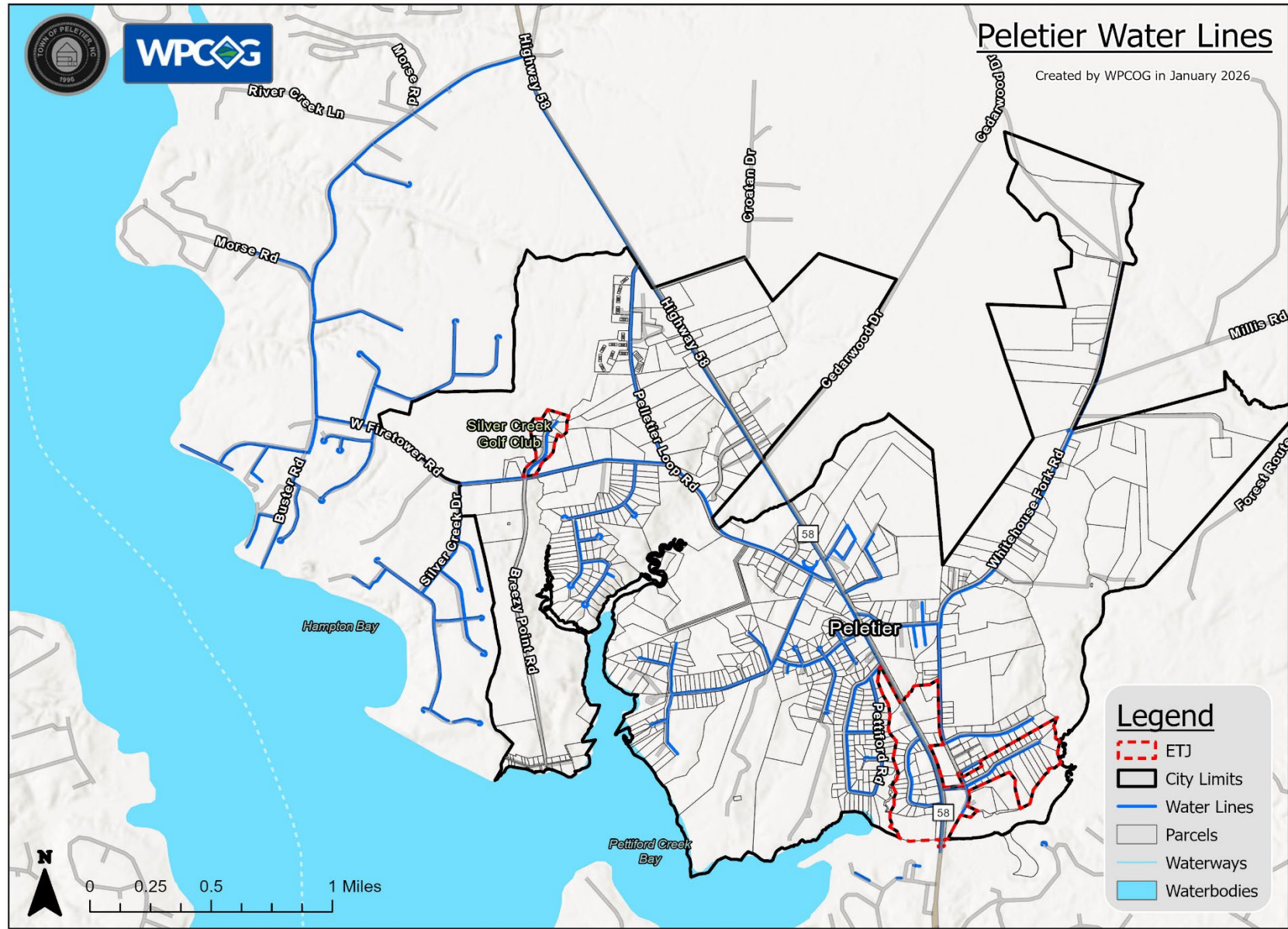
Peletier is primarily accessed by NC 58, which runs north-south and connects the town to Cape Carteret, Cedar Point, and Emerald Isle to the south, and to Maysville and US 17 to the north.

- Local roads such as Peletier Loop Road and smaller subdivision roads provide neighborhood access.
- The town does not have public transportation, so all residents depend on personal vehicles.

With continued population growth, traffic volumes along NC 58 are expected to increase, particularly during summer tourism months. Coordination with NCDOT and regional planning agencies will be essential to address congestion and roadway improvements.

Recommendations for Community Facilities

- Future residential growth will depend on available water capacity through the West Carteret Water Corporation and soil suitability for septic systems.
- Lack of central sewer infrastructure limits high-density development.
- Stormwater controls will be critical to prevent further degradation of water quality in the White Oak River and nearby shellfish waters.
- Transportation improvements along NC 58 may be needed as population and traffic continue to increase.
- Develop community facilities that serve as central hubs for civic engagement, events, and public services.



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TRANSPORTATION

Transportation infrastructure is a critical factor influencing growth and development in the Town of Peletier and western Carteret County. The availability and design of roadways, bicycle and pedestrian facilities, and transit systems shape development patterns, density, timing, and overall accessibility.

Regional Transportation Context & Impact on Land Use

Peletier is primarily accessed by NC 58, a north-south corridor connecting the Town to Cape Carteret, Cedar Point, and Emerald Isle to the south, and to US 17 and Maysville to the north.

The NC 24 corridor, running east-west, links western Carteret County to Jacksonville and Interstate 40. Regional traffic is also affected by ongoing improvements to US 70, which is being upgraded to Interstate 42 (I-42) to enhance connectivity from Morehead City and the NC Port to the Research Triangle region.

The existing transportation network has strongly influenced the Town's development pattern. NC-58 serves as the primary commercial corridor, concentrating retail and service uses along its frontage. Residential neighborhoods are supported by a network of local streets that branch from NC-58, providing access while maintaining a quieter internal street environment. This structure has resulted in appropriate residential development off the highway and a consistent commercial presence along it.

Key regional projects relevant to Peletier include:

- **NC 24 Enhancements:** Conversion to a four-lane divided highway with medians to improve safety and access management.
- **NC 58 Corridor Improvements:** Anticipated upgrades to improve traffic flow and intersection safety, especially at the NC 58/NC 24 intersection in Cape Carteret.
- **US 70/I-42 Improvements:** Ongoing upgrades to provide faster, safer access to Morehead City and the NC Port.

Local Transportation Needs in Peletier

During the planning process, specific transportation safety and infrastructure concerns were identified:

1. **Pelletier Loop Road (Southern Intersection at NC 58)**
 - Sharp curve and poor sight distance make this intersection one of the most dangerous locations in the community.
 - Recommendation: Reconfigure intersection and install a stoplight to improve safety and traffic flow.
2. **Pelletier Loop Road and West Firetower Road Intersection**
 - The intersection is difficult to navigate and poses safety concerns.
 - Recommendation: Redesign as a three-way intersection to improve traffic movements.
3. **Whitehouse Fork Road**
 - Contains commercial development but terminates north of town jurisdiction at a federally owned dirt road.

- Recommendation: Add a turnaround/cul-de-sac where the road terminates for better access and safety.
- 4. **Bicycle and Pedestrian Infrastructure**
 - The Town supports a regional bike and pedestrian plan in partnership with nearby municipalities.
 - Recommendation: Include sidewalks, multi-use paths, and designated bike lanes along NC 58 and Pelletier Loop Road.
- 5. **NC 58/NC 24 Intersection Improvements**
 - Though located outside of Peletier's jurisdiction, improvements at this intersection will significantly impact traffic flow for town residents.
 - Recommendation: Continue coordination with NCDOT and DERPO to ensure this project remains a high priority.

Regional Planning Coordination

Peletier participates in the Down East Rural Planning Organization (DERPO), which works with NCDOT to prioritize projects for funding. The Comprehensive Transportation Plan (CTP) and Transportation Improvement Program (TIP) guide regional investments.

- Including Pelletier Loop Road, Whitehouse Fork Road, and bicycle/pedestrian projects in the CTP will increase eligibility for NCDOT funding.
- The Complete Streets Policy emphasizes planning for all transportation modes, which can support the Town's goal of improved bike and pedestrian safety.

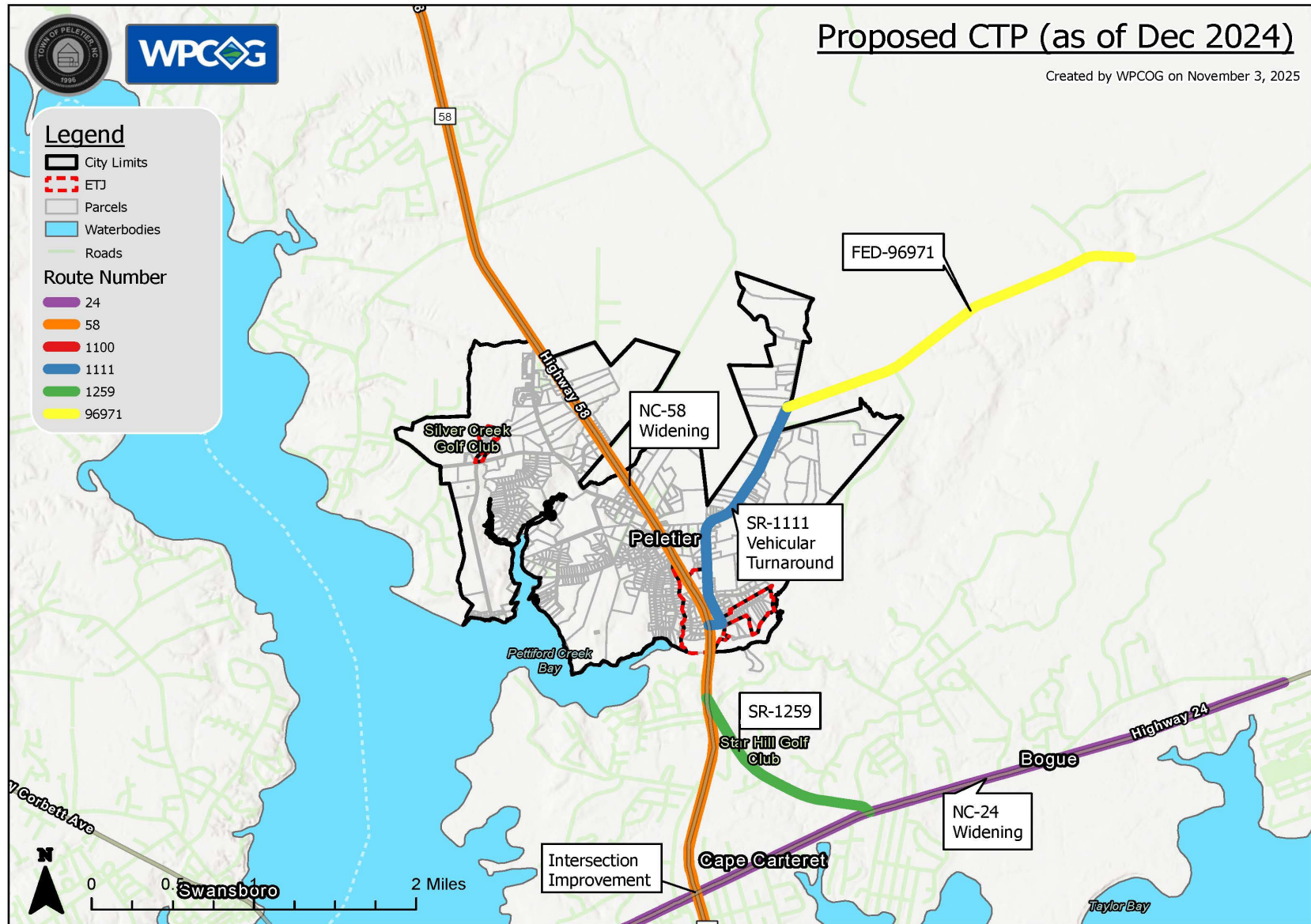
Recommendations for Transportation Planning

1. Add Pelletier Loop Road (southern intersection at NC 58) as a priority project in the CTP and TIP.
2. Advocate for a stoplight at the southern Pelletier Loop Road/NC 58 intersection.
3. Request inclusion of Whitehouse Fork Road improvements and turnaround in the CTP.
4. Support completion of a regional bike and pedestrian plan and pursue funding for sidewalks, bike lanes, and multi-use paths.
5. Coordinate with DERPO and NCDOT to ensure NC 58/NC 24 intersection improvements remain a regional priority.
6. Monitor and participate in I-42 and NC 24 corridor projects to improve regional access.

Table 5 - Priority Transportation Projects for Peletier

Project Name	Description	Lead Agency	Potential Funding Sources	Priority Level
Pelletier Loop Rd (Southern Intersection)	Reconfigure intersection with NC 58; install stoplight	NCDOT / Town	NCDOT TIP, DERPO, Complete Streets, Carbon Funds	High
Pelletier Loop Rd & West Firetower Rd	Redesign as a three-way intersection	Town / NCDOT	NCDOT TIP, Local Match	High
Whitehouse Fork Rd Improvements	Add turnaround/cul-de-sac at northern terminus	Town / NCDOT / USFS	NCDOT TIP, DERPO, Federal Grants	Medium

Project Name	Description	Lead Agency	Potential Funding Sources	Priority Level
NC 58 / NC 24 Intersection	Construct new interchange at Cape Carteret	NCDOT	NCDOT TIP, State Funds	High
Bike & Pedestrian Infrastructure	Multi-use paths, sidewalks, and bike lanes along NC 58 and Pelletier Loop Rd.	Town / NCDOT	NCDOT Bike/Ped Funds, Carbon Reduction Funds	High
Regional Transit and Park & Ride Connections	Coordinate with DERPO for park-and-ride and future transit service	DERPO / NCDOT	State Transit Funds, Federal Grants	Medium



STORMWATER

Like many small towns in North Carolina, the Town of Peletier does not operate a formal stormwater infrastructure system. Existing drainage consists primarily of roadside ditches, natural drainageways, and private drainage systems that are typically constructed as part of new developments. There is no comprehensive mapping of these systems, and limited information is available regarding their condition or effectiveness.

Existing Conditions

- Most stormwater conveyance in Peletier consists of roadside ditches and driveway culverts.
- The North Carolina Department of Transportation (NCDOT) maintains drainage structures associated with state-maintained roadways, including culverts. However, recordkeeping is minimal and typically limited to sketches and approximate distances from intersections.
- Private developments are required to follow state stormwater management and sedimentation/erosion control regulations, but long-term operation and maintenance of these systems is generally the responsibility of the property owner or homeowners' association.

Regulatory Context

- Peletier is not currently a designated EPA Phase II stormwater community.
- If the Town becomes designated in the future (due to population growth, annexation, or regulatory changes), it will be required to develop a stormwater management program to reduce pollutant discharges to surface waters.
- A Phase II program would include the following components:
 1. Public education and outreach to inform residents about ways to reduce pollutants in stormwater.
 2. Public involvement and participation opportunities in stormwater planning.
 3. Detection and elimination of illicit discharges.
 4. Construction site runoff control for developments that disturb one acre or more.
 5. Post-construction runoff control for new development and redevelopment projects.
 6. Pollution prevention and good housekeeping for town operations to reduce pollutant runoff.

Issues and Challenges

- Lack of mapped drainage infrastructure makes it difficult to identify problem areas or prioritize improvements.
- Increased development in Peletier (especially near NC 58 and the White Oak River) has the potential to increase impervious surfaces and stormwater runoff, impacting water quality and contributing to flooding.
- Mosquito-control ditches and legacy drainage systems may no longer be functioning as originally intended.

Recommendations for Stormwater

1. Create a Stormwater Infrastructure Inventory
 - Map roadside ditches, culverts, and major drainage features using GIS.
 - Identify areas with recurrent flooding or poor drainage.
2. Adopt Basic Stormwater Development Standards
 - Require stormwater best management practices (BMPs) such as swales, rain gardens, and infiltration areas for new developments.
 - Coordinate with the NC Department of Environmental Quality (NCDEQ) for state-permitted stormwater plans on larger developments.
3. Promote Low Impact Development (LID) Practices
 - Encourage pervious pavement, vegetated buffers, and cluster development to reduce runoff.
 - Use education and outreach programs to help residents manage stormwater on private property.
4. Prepare for Potential Phase II Designation

- Monitor growth and regulatory changes to determine when Peletier may need a formal stormwater management plan.
- 5. Coordinate with NCDOT and Nearby Towns
 - Partner with Cedar Point, Cape Carteret, and Bogue to pursue regional stormwater and water quality projects, including Living Shoreline and flood mitigation initiatives.

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SECTION 6. GOALS AND POLICIES

The Town of Peletier's land use and development goals reflect the community's vision for preserving its natural assets, supporting appropriate growth, and maintaining a high quality of life for residents. These goals and policies were developed through collaboration between the Town, the Planning Board, and community members.

Peletier is uniquely positioned along the White Oak River and adjacent to the Croatan National Forest, two of its greatest natural and recreational assets. The Town's goals focus on enhancing access to these resources, protecting environmentally sensitive areas, and ensuring that future growth occurs in a way that reflects the community's small-town character while supporting economic opportunities.

The policies outlined in this section provide guidance for future land use decisions, infrastructure investments, and environmental protection efforts. They also form the basis for state and federal agency consistency reviews for CAMA permits and serve as reference points for grant funding and project prioritization.

These goals and policies are organized under five management topics consistent with the Coastal Resources Commission (CRC) requirements:

1. **Public Access** – Enhancing access to the river, forest, and public spaces for all residents, including persons with disabilities.
2. **Land Use Compatibility** – Ensuring future development is consistent with the Town's vision, protects fragile areas, and balances growth with resource preservation.
3. **Infrastructure Carrying Capacity** – Supporting development with appropriately scaled infrastructure while promoting efficient land use.
4. **Natural Hazard Mitigation** – Reducing risks to people and property from flooding, hurricanes, and other natural hazards while conserving wetlands and floodplains.
5. **Water Quality Protection** – Maintaining and improving the water quality of the White Oak River and surrounding wetlands and streams.

In addition, a Transportation goal has been added to reflect the Town's desire to create a safe and connected multimodal network that supports walking, biking, and safe vehicular travel.

1. Public Access

Management Goal:

Maximize public access to the White Oak River, the Croatan National Forest, and other public spaces.

Planning Objectives:

- Provide policies that address access needs and opportunities for all segments of the community, including persons with disabilities.
- Create strategies to expand and maintain public access while preserving the town's natural and cultural resources.

Recommended Policies / Implementing Actions:

1. Maintain and improve existing public access points to natural and cultural features.
2. Establish public-private partnerships to increase access to the river and community spaces.
3. Create a central public gathering area or open space to serve as a focal point for town events and civic activities.
4. Expand opportunities for access to the Croatan National Forest, including trailheads and multi-use paths.

5. Encourage activation of existing community properties, such as church property, for public events and activities.

2. Land Use

Management Goal:

Ensure that resource development, land use, and preservation efforts balance protection of natural resources and fragile areas with economic development and public health and safety.

Planning Objectives:

- Define future land use patterns that support community identity, commercial opportunities, and preservation of environmentally sensitive areas.
- Minimize conflicts between competing land uses through appropriate zoning and development standards.

Recommended Policies / Implementing Actions:

1. Amend the Official Zoning Map to align with the Future Land Use Map and ensure consistency with the town's vision.
2. Direct new development along NC 58 to follow commercial design guidelines to create a sense of place and town identity.
3. Promote quality civic spaces and gathering areas in core locations to strengthen community life.
4. Encourage Planned Conservation Development (PCD) and other approaches that cluster development while protecting natural resources.

3. Infrastructure

Management Goal:

Ensure that public infrastructure systems are appropriately sized, located, and managed to maximize service quality while minimizing impacts on fragile areas.

Planning Objectives:

- Support coordinated planning with service providers to ensure infrastructure investments meet current and future needs.

Recommended Policies / Implementing Actions:

1. Work with West Carteret Water Corporation on new developments and water/sewer line extensions to maximize service opportunities.
2. Work with Carteret County Environmental Health to ensure that residential septic systems in flood-prone areas are inspected, maintained, and prepared for storm events.
3. Implement a public education campaign on septic system best practices, such as redirecting downspouts away from drain fields and adding soil mounding to prevent pooling.
4. Seek funding assistance to help low-income residents address septic issues.

4. Natural Hazard Areas

Management Goal:

Conserve and maintain wetlands, floodplains, and natural buffer areas for their ecological and stormwater protection functions, reducing risks to life and property.

Planning Objectives:

- Establish mitigation and adaptation strategies for development and redevelopment to reduce hazard risks.

Recommended Policies / Implementing Actions:

1. Require **new development in flood-prone areas** to meet or exceed floodplain mitigation standards.
2. Ensure existing residential uses in **low-lying areas have functioning septic systems** that are inspected and maintained or properly abandoned.
3. Prohibit new development in **wetlands and other environmentally sensitive areas**.

5. Water Quality

Management Goal:

Maintain, protect, and enhance water quality in the White Oak River, coastal wetlands, streams, and estuaries.

Planning Objectives:

- Implement strategies to prevent or control point and nonpoint source pollution and to improve stormwater management.

Recommended Policies / Implementing Actions:

1. Encourage stormwater mitigation practices, including pervious pavement, bioswales, and rain gardens.
2. Require new developments to incorporate on-site stormwater control systems.
3. Maintain a network of natural roadside ditches to collect and absorb runoff from streets and sidewalks.
4. Review and amend the Flood Damage Prevention Ordinance as necessary.
5. Coordinate with regional water providers and Carteret County to protect drinking water quality through wellhead protection, septic management, low-impact development, and emergency preparedness planning.

6. Transportation

Management Goal:

Create a safe, connected, and multi-modal transportation system that supports walking, biking, and vehicular travel.

Planning Objectives:

- Expand bicycle and pedestrian facilities to improve mobility and safety.
- Coordinate regional transportation improvements with NCDOT and neighboring towns.

Recommended Policies / Implementing Actions:

1. Seek grant funds and other resources to develop sidewalks, bike lanes, and trails.
2. Reduce curb cuts along NC 58 to improve traffic flow and safety for pedestrians and bicyclists.
3. Connect the town's trail system to neighboring communities to improve regional mobility.
4. Implement recommendations from the Western Carteret County Bicycle and Pedestrian Plan relevant to Peletier.
5. Work with NCDOT and DERPO to include Pelletier Loop Road and West Firetower Road improvements in adopted transportation plans, including:
 - Reconfiguring the southern Pelletier Loop Road intersection with NC 58 to improve safety, potentially including a stoplight and redesigned intersection layout.
 - Addressing safety concerns at the Pelletier Loop Road sharp curve near NC 58.
 - Addressing safety concerns at Pelletier Loop Road and West Firetower Road intersection.
 - Planning a turnaround or cul-de-sac at Whitehouse Fork Road's northern terminus.
6. Partner with NCDOT on complete streets projects to integrate pedestrian and bicycle infrastructure into future road improvements.

Land Use and Development Goals and Policies Table

The following table outlines the Town of Peletier's goals, planning objectives, and recommended policies for land use and development. These policies are intended to guide decision-making and support sustainable growth while protecting the town's unique natural and cultural resources.

Management Topic	Management Goal	Planning Objectives	Recommended Policies / Implementing Actions
Public Access	Maximize public access to the White Oak River, Croatan National Forest, and other public spaces.	Develop strategies for new access opportunities while maintaining and improving existing facilities.	<ul style="list-style-type: none"> • Maintain existing access points. • Create a central public space for community events. • Expand opportunities to access Croatan National Forest.
Land Use Compatibility	Ensure land use balances natural resource protection with appropriate economic development and public safety.	Define future land use patterns and establish mitigation standards to minimize conflicts.	<ul style="list-style-type: none"> • Amend Zoning Map to align with Future Land Use Map. • Direct new development along NC 58 to follow design guidelines. • Promote public gathering spaces to strengthen community identity.
Infrastructure	Provide infrastructure that supports orderly development and protects fragile areas.	Coordinate with utilities to expand water/sewer services while educating residents on septic best practices.	<ul style="list-style-type: none"> • Coordinate with West Carteret Water Corp. on new developments. • Educate residents about septic system maintenance and flooding preparedness. • Seek funding to help residents repair or upgrade failing septic systems.
Natural Hazard Areas	Conserve and maintain wetlands, floodplains, and buffers to reduce hazard risks and protect ecosystems.	Guide development away from hazard-prone areas and require resilient design in new construction.	<ul style="list-style-type: none"> • Require flood-prone development to meet or exceed floodplain mitigation standards. • Prohibit new development in wetlands or sensitive areas. • Inspect and maintain septic systems in low-lying areas.

Water Quality	Maintain, protect, and improve water quality in the river, streams, and wetlands.	Promote on-site stormwater management and encourage use of best practices to reduce runoff.	<ul style="list-style-type: none"> • Encourage stormwater mitigation (pervious pavement, bioswales, rain gardens). • Maintain natural ditch systems along rights-of-way. • Update the Flood Damage Prevention Ordinance as needed. • Protect Drinking Water Quality
Transportation	Create a safe, connected multi-modal transportation network that serves all users.	Implement bike/pedestrian projects, improve key intersections, and reduce curb cuts on NC 58.	<ul style="list-style-type: none"> • Seek grants to fund bike/ped facilities. • Reduce curb cuts on NC 58 to improve safety. • Connect local trails to regional systems. • Implement recommendations of the Western Carteret County Bike & Pedestrian Plan.

SECTION 7. Plan Implementation

This section of the Town of Peletier Land Use Plan describes the strategy and action plan for implementing the policies contained in the plan. It outlines the role of the plan in day-to-day decision-making, the tools available to guide growth and development, and an action plan for implementation.

Role and Status of the Plan

The Peletier Land Use Plan provides a framework to guide local officials, staff, and citizens in making short-term and long-term decisions affecting land use, development, and natural resource protection. The plan's policies and the future land use map act as a "blueprint" for the town's desired future development pattern while protecting Peletier's natural and cultural resources.

The plan will be used in several ways:

- **Consistency Determinations:** Policies and maps in the plan will be used in reviewing rezoning requests, special use permits, subdivision proposals, and other development requests to determine consistency with the town's goals.
- **Guidance for Citizens and Developers:** Property owners and developers can use the plan to understand the town's desired land use patterns and community priorities, helping them design proposals more likely to receive approval.
- **Policy Foundation:** The plan will provide guidance for future ordinance updates, zoning map amendments, and capital improvement projects.
- **Coordination with State and Regional Agencies:** The plan will be used by NCDOT, state agencies, and regional organizations when considering funding, infrastructure, and permitting decisions affecting Peletier.

Existing Development Management Program

The Town of Peletier will use its existing ordinances, zoning map, subdivision regulations, and development review process as the basis for implementing the plan. The Planning Board and Town Commissioners will use the policies and future land use map when reviewing requests for rezoning, development proposals, and capital investments.

The town will also work closely with regional agencies such as the Down East Rural Planning Organization (DERPO), West Carteret Water Corporation, and Carteret County Planning and Environmental Health departments to coordinate infrastructure expansion, stormwater best practices, and water quality protection.

Additional Tools for Implementation

- **Zoning Map Updates:** Amendments to the zoning map will ensure alignment with the future land use map and community vision.
- **Design Guidelines:** Commercial development along NC 58 will follow design guidelines that promote a sense of place and visual cohesion.
- **Stormwater Education and Best Practices:** The town will encourage pervious pavement, bioswales, rain gardens, and other stormwater control measures to protect water quality and reduce runoff.
- **Public-Private Partnerships:** Partnerships will be pursued to expand public access to the White Oak River, Croatan National Forest, and other community spaces.

Defining Implementation Timeframes

The implementation of Actions in alignment with the Plan Goals and Policies will be fluid and responsive to the Town's capacity to carry out initiatives. Generally speaking, timeframes will reflect the following:

Ongoing—Fiscal Year 2026 to Completion

Short Term – Fiscal Year 2026-Fiscal Year 2030
Medium Term – Fiscal Year 2026 – Fiscal Year 2036
Long Term – Fiscal Year 2026 – Fiscal Year 2046

Action Plan and Schedule

Table 8.1 – Implementation Actions for Peletier Goals and Policies

Category	Recommendation	Responsible Party	Timeframe	Funding Source
Public Access	Maintain existing public access points to natural and cultural features by utilizing local funds and pursuing grant opportunities (Public Beach and Coastal Waterfront Access Grant Program)	Town Council	Ongoing	Local Funds, NCDEQ/NCDCM
Public Access	Establish public-private partnerships to provide greater access to the river and community spaces throughout town. Initiate communications with private stakeholders to begin establishment of partnership.	Town Planning Staff, Town Council	Ongoing	Local Funds
Public Access	Create public open space and a central public gathering area within the town through local funding and pursuing grant opportunities like PARTF and Rural Downtown Economic Development.	Town Planning Staff, Town Council	Mid-Term	Local Funds, Grants as Specified
Public Access	Expand opportunities to access the Croatan National Forest by leveraging local funds with Partnerships and Grant Opportunities through the USDA Forest Service.	Town Planning Staff, Town Council	Mid-Term	Local Funds, Grants as Specified

Public Access	Activate the church property for events.	Town Council	Mid-Term	Local Funds
Land Use	Take action to Amend zoning map to align with the Future Land Use Map	Town Planning Staff, Town Council	Ongoing	Local Funds
Land Use	Apply commercial design guidelines along NC 58 through appropriate development review.	Town Planning Staff	Mid-Term	Planning Grants
Land Use	Ensure public spaces are available in core areas by pursuing grant opportunities to establish public parks and open spaces.	Town Council	Ongoing	General Fund
Infrastructure	Coordinate with West Carteret Water Corp on infrastructure planning. Initiate/Engage WCWC to develop communication.	Town Planning Staff, WCWC	Ongoing	WCWC, Local Funds
Infrastructure	Educate public on septic field best practices by initiating educational program with the Cooperative Extension.	Planning Dept, Cooperative Extension	Ongoing	Education Grants
Infrastructure	Provide funding for septic repair for low-income residents by seeking CDBG funding and Septic Repair Grants.	Town Council, WPCOG	Mid-Term	CDBG, Septic Repair Grants
Natural Hazard Areas	Require flood mitigation in new development through implementation of development ordinance and review.	Planning Board	Short-Term	General Fund
Natural Hazard Areas	Prevent development in wetlands by implementing focused capacity on enforcing regulations.	Planning Staff, USACE	Ongoing	Regulatory Enforcement
Water Quality	Encourage LID such as bioswales, rain gardens. Incorporate LID into other town initiatives involving development activity.	Planning Dept	Ongoing	Stormwater Grants

Water Quality	Maintain natural ditch system through Public Works maintenance initiatives.	Public Works	Ongoing	Town Funds
Water Quality	Protect the safety and sustainability of drinking water supplies by seeking regulatory enforcement grants and coordinating with Carteret County	Planning Dept, Carteret County	Ongoing	Regulatory enforcement Grants
Transportation	Seek grants for sidewalks and bike lanes. Initiate discussions with NCDOT to identify feasible projects.	Planning Dept, Town Manager	Mid-Term	TAP, Safe Streets Funds
Transportation	Reduce curb cuts on NC 58 by coordinating with NCDOT on future NC 58 projects access control.	NCDOT, Town Staff	Ongoing	DOT Coordination
Transportation	Connect trail systems regionally by seeking PARTF and other recreation grant opportunities.	Planning Dept, Carteret County	Long-Term	Recreation Grants
Transportation	Implement recommendations from Western Carteret Bike/Ped Plan by coordinating with NCDOT on upcoming projects and leveraging Complete Streets policies.	Town Planning Staff	Short-Term	Planning Funds
Shellfish/Water Quality	Work with DMF to monitor shellfish waters, and investigate a CFRLGP Grant Proposal for monitoring funds/assistance.	Town Manager, NC DMF	Ongoing	State Monitoring Funds
Shellfish/Water Quality	Initiate an ordinance update to require LID	Planning Dept	Mid-Term	Stormwater Planning Funds
Shellfish/Water Quality	Restore riparian buffers by seeking NCDEQ and NCAGR project and planning support.	Planning Dept, Nonprofits	Mid-Term	Restoration Grants
Stormwater	Create stormwater infrastructure inventory. Develop GIS capacity for infrastructure inventory	Town GIS, Planning Staff	Short-Term	GIS Support, Grants

	through infrastructure resilience grant opportunities through NCEM.			
Stormwater	Adopt stormwater BMP standards for development through an update of development ordinances.	Planning Dept	Mid-Term	Planning Funds
Stormwater	Coordinate with NCDOT and nearby towns. Initiate by establishing contacts and open lines of communication with NCDOT through the ECCOG.	Town Manager	Ongoing	Regional Grant Sources

Plan Updates and Public Involvement:

The Town Board will review implementation progress annually, adjust priorities based on funding and community needs, and provide opportunities for public input at all relevant meetings.