



Pender County
Agenda
Planning Board Regular Meeting
Tuesday, February 3, 2026 at 7:00 PM
Pender County Hampstead Annex
15060 US HWY 17, Hampstead, NC

	Presenter	Page
1. CALL TO ORDER		
2. ROLL CALL		
3. INVOCATION		
4. PLEDGE OF ALLEGIANCE		
5. ELECTION OF OFFICERS		
6. ADOPTION OF AGENDA		
7. ADOPTION OF MINUTES		
7.1 January 6, 2026 Planning Board Meeting Minutes	Justin Brantley	
8. PUBLIC COMMENT		
9. PUBLIC HEARING		
9.1 REZONE 2025-91: Request for a Conditional Use Zoning Map Amendment to rezone approximately 19 acres for the purpose of building 104 townhomes in the Topsail Township.	Virginia Norris	
9.2 REZONE 2025-92: Request for a Conditional Use Zoning Map Amendment to rezone approximately 55 acres for the purpose of building 85 single family homes in the Long Creek Township.	Virginia Norris	
9.3 REZONE 2025-94: General Use Zoning Map Amendment to rezone an 11.36-acre portion of three tracts of land from the PD, Planned Development, zoning district, and the RP, Residential Performance, zoning district to the GB, General Business, zoning district in the Topsail Township.	Sean Olds	
9.4 Zoning Text Amendment ZTA 2026-34: Request for a Zoning Text Amendment to amend Section 7.10.5, Surfacing, to allow for more options for surfacing materials.	Virginia Norris	
10. DISCUSSION		
11. NEXT MEETING DATE		
12. ADJOURNMENT		

