



**Pender County**  
**Agenda**  
**Planning Board Regular Meeting**  
**Wednesday, March 4, 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. ADOPTION OF AGENDA                                                                                                                                                                                                                                                                      |                 |      |
| 6. ADOPTION OF MINUTES                                                                                                                                                                                                                                                                     |                 |      |
| 6.1 Minutes from the January 6, 2026, meeting.                                                                                                                                                                                                                                             | Justin Brantley |      |
| 7. ELECTION OF OFFICERS                                                                                                                                                                                                                                                                    |                 |      |
| 7.1 Election of Chair and Vice-Chair                                                                                                                                                                                                                                                       | 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.                                                                                                     | Marcy Waters    |      |
| 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/CASE UPDATES                                                                                                                                                                                                                                                                |                 |      |
| 11. NEXT MEETING DATE                                                                                                                                                                                                                                                                      |                 |      |

12. ADJOURNMENT