



CHATHAM COUNTY PLANNING BOARD
AGENDA

Tuesday, April 7, 2026

Chatham County Agriculture & Conference Center, Pittsboro, NC

6:30 P.M.

- I. CALL TO ORDER:
- II. DETERMINATION OF QUORUM:
- III. APPROVAL OF AGENDA:
- IV. APPROVAL OF MINUTES:
Consideration of March 3, 2026, minutes for approval.
- V. ELECTION OF OFFICERS:
Election of the Planning Board Chair and Vice Chair.
- VI. PUBLIC INPUT SESSION: Fifteen-minute time of public input. Speakers are limited to three minutes each. If you wish to speak, please email Dan Garrett at dan.garrett@chathamcountync.gov or call 919-545-8367.
- VII. SUBDIVISION:
 1. Request by Clay Matthews on behalf of Chatham Timber Holdings, LLC for subdivision **First Plat** review and approval of **Conservancy Estates**, consisting of 45 lots on 57 acres, located off Conservancy Parkway, parcel 5263. Link: <https://arcg.is/0z8Xv10>
 2. Request by Meggan DeCandia on behalf of JMEST Partner, LLC for subdivision **First Plat** review and approval of **Hickory Mountain Reserve**, consisting of 48 lots on 164.20 acres, located off Pleasant Hill Church Rd (SR-1506), parcel 12006. Link: <https://arcg.is/1KGPjq0>
 3. Request by Dale Werenko on behalf of AF- Bowes LLC for subdivision **First Plat** review and approval of **Webster Farm**, consisting of 132 lots on 182.98 acres, located off Buckner Clark Rd (SR-1561), parcel 12169. Link: <https://arcg.is/189GvL5>
- VIII. BOARD MEMBERS ITEMS:
 1. Receive a presentation from Hunter Glenn regarding Data Centers, associated uses, and potential impacts in Chatham County.
 2. Decide on the May Planning Board meeting location.

IX. NEW BUSINESS:

X. PLANNING DIRECTOR'S REPORTS:

1. Unified Development Ordinance Implementation (Senate Bill 382) Update.
2. April Public Hearing items.

9:30 P.M.

X. ADJOURNMENT:

Times listed above are tentative. The Planning Board will proceed with the agenda as items are complete.
