

## SUMMARY OF PLANNING BOARD ACTION

**Subject:** Land Use Management Ordinance Text Amendment – Resource Conservation District Stream Determination and Field Verification Criteria

**Meeting Date:** September 2, 2003

**Recommendation:** The Board recommended approval of the text amendment, with additional comments to be transmitted to the Council.

**Vote:** 8 – 1

Aye: Rebecca Boyles, Coleman Day, Timothy Dempsey, Thatcher Freund, Sally Greene, Suzanne Haff, Nancy Milio, Ruby Sinreich  
Nay: Nancy Gabriel

### Issues Raised and Additional Votes:

1. The Planning Board suggests that the Council explore options for using available experts in the fields of stream geology, hydrology, and biology as a resource for advice in the event of disputed stream determinations.
2. That the "Internal Guidance Manual" of the NC Division of Water Quality, referred to in Recommendation #3 of the Committee's report, be incorporated into the Land Use Management Ordinance by reference.
3. The Planning Board suggests that the Council focus special attention on how wetlands can best be protected as a component of Resource Conservation District regulations.
4. In a separate motion, the Board voted 9-0 to ask that the Vice Chair, when making a report to the Council this month on the Rusch Road Rezoning/Special Use Permit applications, comment about wetlands issues that were raised during this Resource Conservation District discussion.
5. The Board also voted 9-0 to recommend to the Council that the new Resource Conservation District definitions and criteria be reviewed one year after they are put in place.

### Explanation of Dissenting Vote:

The dissenting member did not agree with the majority of the Board on the proposed involvement of a panel of experts in disputes over stream determinations.

Prepared by: Sally Greene, Vice-Chair, Chapel Hill Planning Board *JB for SG*  
Roger Waldon, Planning Director