



# A2500002 – Evaluation and Assessment Report (EAR)

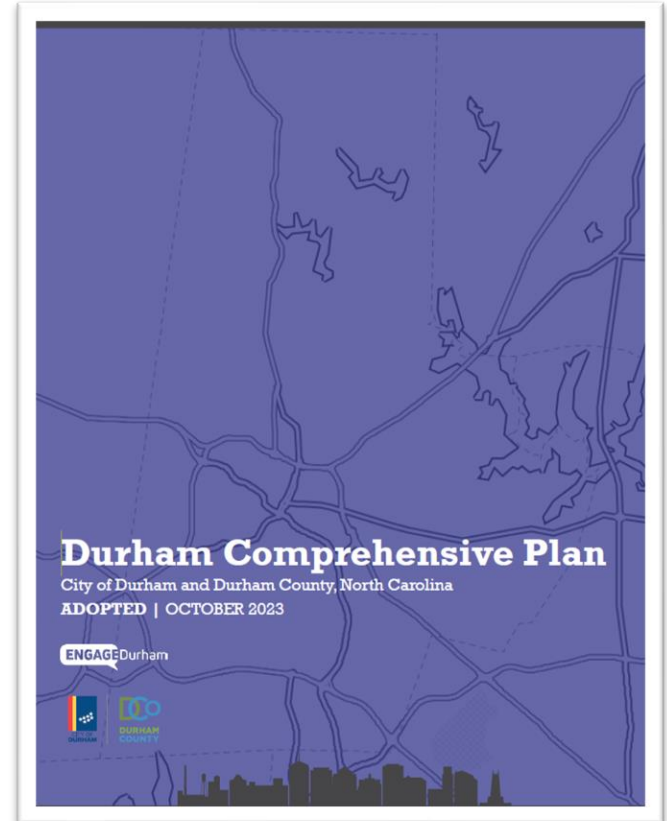
Durham Board of County Commissioners / May 11, 2026

# What is the EAR?

Evaluation and Assessment Report

Mandated by **UDO 3.4.11**

- To be done every two years to monitor progress on the goals and objectives of the Comprehensive Plan and make adjustments to the Place Type Map and policies
- Last EAR was in 2018 due to the drafting of the new Comp Plan



## Phase One



### **Community Goals and Objectives Report Card**



### **Plan Updates**

- Place Type Map changes, if any  
Urban Growth Boundary adjustments, if any  
Policy edits
- “D” policies
  - Annexation policies
  - Place Type policies

## Phase Two



### **Implementation Report on Actions**



### **Technical analysis, including but not limited to:**

- Housing entitlements vs. actuals
- Affordable housing entitlements vs. actuals
- Non-residential square footage constructed
- Number and acreage of PTM changes by designation
- Number and acreage of zoning map changes by designation



### **Summary of community planning white papers**

# PTM Updates

- Four proposed changes in County jurisdiction
  - Treyburn
    - Includes UGB change
    - Amended from packet
  - North Roxboro and Orange Factory
  - Redwood Convenience
  - Baptist Road
- All requests are staff initiated
- No zoning changes

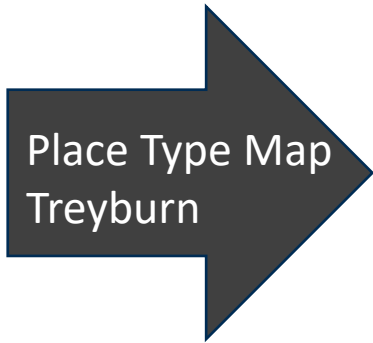


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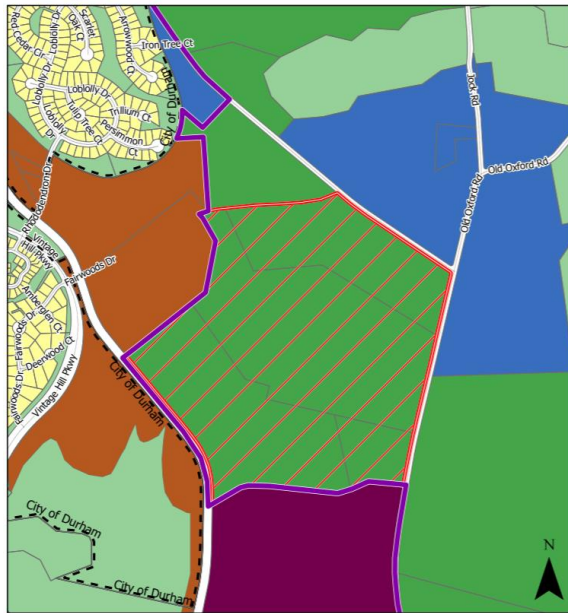
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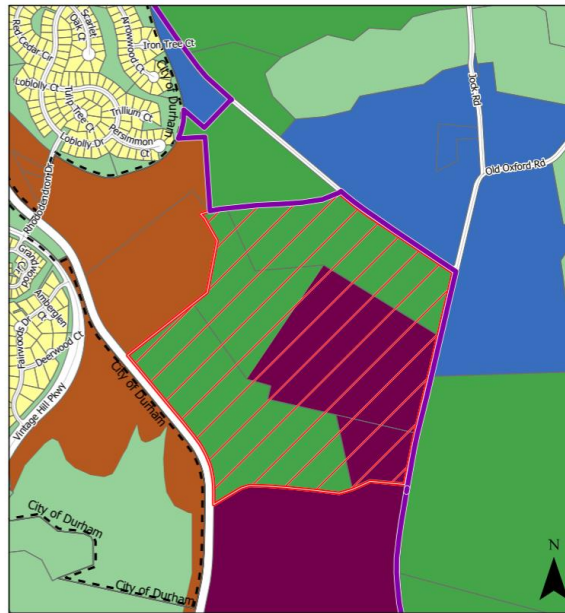




Existing:  
Rural & Agricultural Reserve



Proposed:  
Rural & Agricultural Reserve and Employment Campus



0 1,000 2,000 4,000  
Feet

Planning & Development Department  
October 10, 2025

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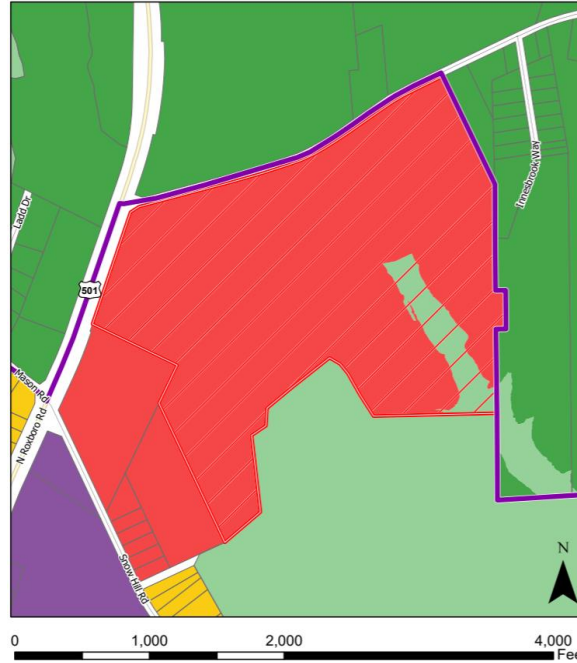
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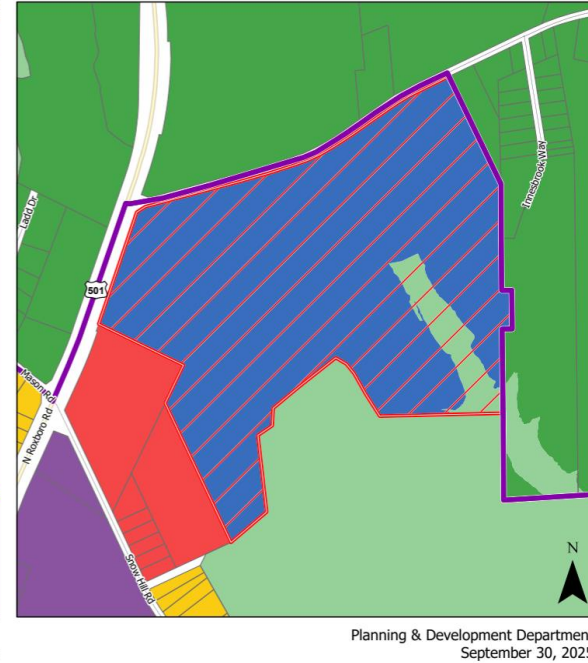


Place Type Map  
Roxboro &  
Orange Factory

Existing: Suburban Commercial Area and Recreation & Open Space



Proposed: Community Institutional and Recreation & Open Space



Planning & Development Department  
September 30, 2025

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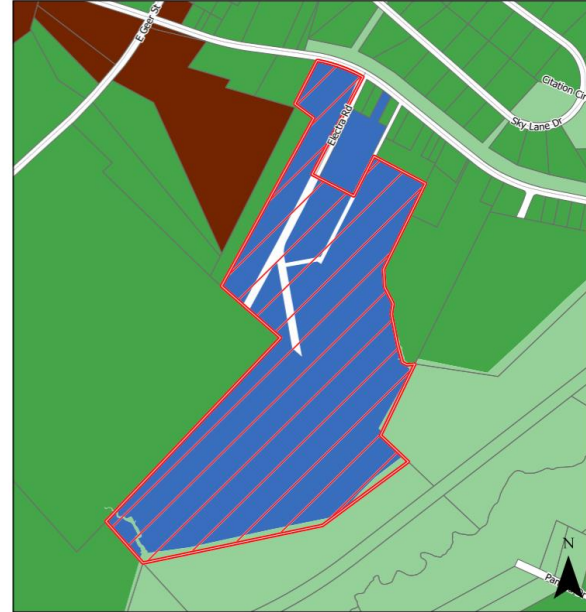


Place Type Map  
Redwood  
Convenience

Existing: Rural & Agricultural Reserve and Community Institutional and Recreation & Open Space



Proposed:  
Community Institutional and Recreation & Open Space



0 1,000 2,000 4,000  
Feet

Planning & Development Department  
September 12, 2025

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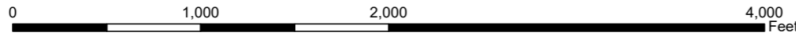




Existing: Utility & Public Works Facility and Recreation & Open Space



Proposed: Rural & Agricultural Reserve and Recreation & Open Space



Planning & Development Department  
September 12, 2025

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Community  
Input

There are four comments regarding place type changes on the Durham Rezoning Explorer.

The Planning Commission made the following recommendations:

- Treyburn – Denial on a 5-4 vote
- N Roxboro and Orange Factory – Approval on a 9-0 vote
- Redwood Convenience – Approval on a 7-2 vote
- Baptist Road – Approval on a 9-0 vote



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