



A2500002 – Evaluation and Assessment Report (EAR) Policies

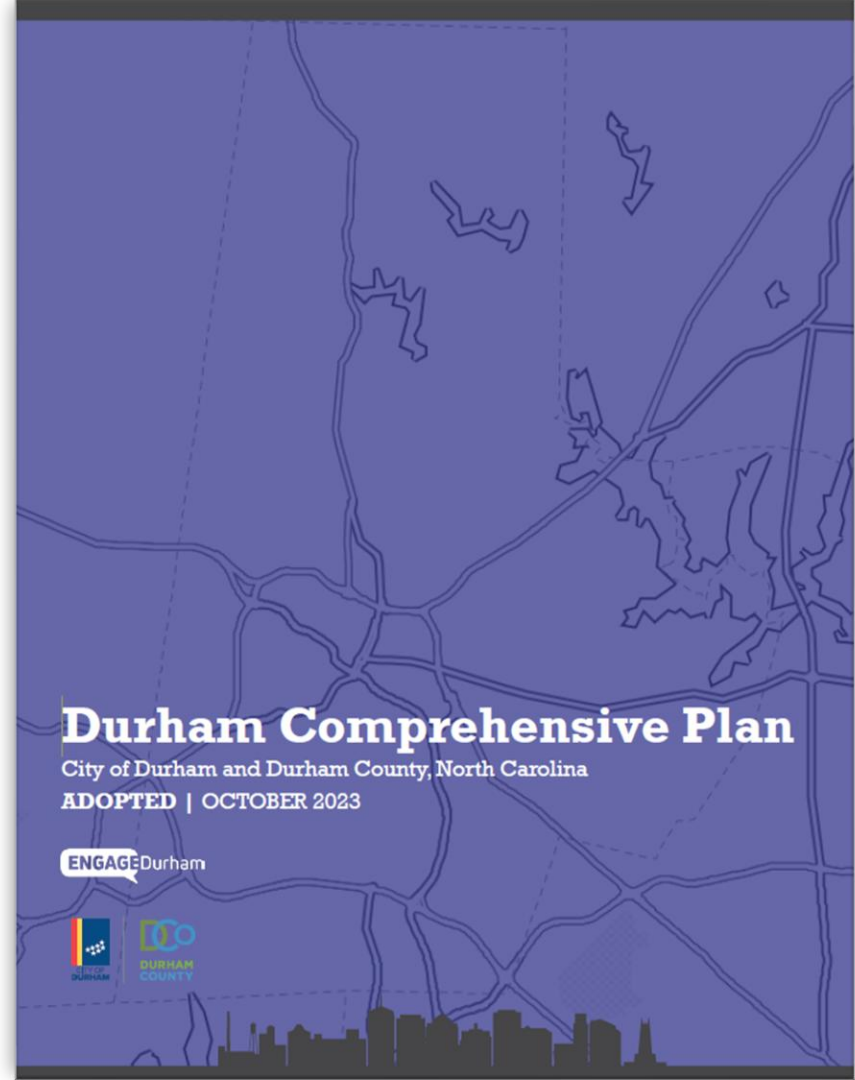
Board of County Commissioners Work Session / August 3, 2026

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

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Phase Two



Implementation Report on Actions



Technical analysis, including but not limited to:

- Affordable housing data
- Number and acreage of PTM changes by designation
- Number and acreage of zoning map changes by designation

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Timeline for Policy Updates



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Policy Updates

- Review of "D" policies and commentary
 - "D" policies are indicated to address development
 - Edits to policies must be approved by elected bodies
 - Commentary is by staff and intended to reflect intent of policies and included with this report to create consistency
- Removal of "D" designation does not mean removal of policy from Comprehensive Plan
- Goal: Implement largely technical changes to create clarity and conciseness



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Community Feedback

- Several community groups, boards, and commissions provided feedback incorporated into the policy edits
 - Policy 79: Protect Durham's most sensitive natural areas (including floodplains, wetlands, wildlife habitats and corridors, unique plant communities, ~~steep slopes~~~~hillsides~~, drinking water sources, critical watersheds, and ~~North Carolina~~ ~~Natural~~ ~~Heritage~~ ~~Areas~~) from the impacts of development.
 - Policy 50 updated with feedback from Parks and Recreation to reflect new national park standards
 - Inclusion of policies previously recommended to remove 'D' designation



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SUMMARY OF CHANGES

Action	Comprehensive Plan Policies	Place Type Policies	Policy Count
Add (D) Designation or add to Policy Review	80, 82, 88, 101	n/a	4
Remove (D) Designation and/or from policy review	7, 33, 39, 52, 55, 57, 63, 83, 94, 116, 120, 135, 155, 164, 167	44, 46, 71, 178, 179, 181	21
Edits to the Policy	40, 48, 50, 70, 79, 83, 84, 85, 96, 101, 108, 165	171, 172, 175, 177, 180, 182, 184, 186, 187, 188, 189, 191, 192, 193, 195	28
Edits to the Commentary of the Policy	32, 40, 48, 50, 70, 72, 79, 81, 84, 88, 95, 101, 108, 114, 119, 121, 128, 145, 165, 168	169, 170, 171, 172, 173, 174, 175, 176, 177, 180, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197	46
New Proposed Policy	n/a	198	1
No Change to D Policy	37, 49, 104, 105, 111, 117, 118, 152, 170		9



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Questions?



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