



PLANNING COMMISSION

Public Notice: Cancellation of February 24 Planning Commission Hearing

The special meeting and public hearing of the Durham Planning Commission scheduled for **Tuesday, February 24, 2026, at 5:30 p.m.** to consider the rewrite of Durham’s Unified Development Ordinance (UDO), also called the Land Development Code (LDC), has been **canceled** by the Durham City Council and the Durham County Board of Commissioners.

Why is this happening?

Durham has been working since late-2023 to rewrite its development rules so they align with the community’s vision in the Comprehensive Plan adopted in October 2023. State law actually requires local governments to have a comprehensive plan and to align zoning with that plan. That’s what Durham has been trying to do.

In December 2024, the General Assembly added a significant zoning provision to a 132-page disaster relief bill originally intended to assist communities impacted by Hurricane Helene. This provision prohibits local governments from making certain zoning changes—known as “down-zoning”—without obtaining written consent from every affected property owner. These restrictions make it extremely difficult for communities across North Carolina to update their development regulations. At the same time, other state laws require zoning regulations to be consistent with an adopted comprehensive plan. This creates a direct conflict in state policy: local governments are required to update zoning but are effectively prevented from doing so, resulting in uncertainty and challenges for sound governance statewide.

To avoid this conflict, the draft LDC included a carve-out: any property that would be “down-zoned” would be excluded and would continue to follow the existing UDO. Unfortunately, property owners have challenged this carve-out approach and threatened litigation within the past week. Given the legal challenges raised just days before the hearing, the adoption process for the LDC has been paused to allow time to evaluate these issues and determine the best path forward.

What’s next?

While the formal public hearing will not proceed, staff from the Durham Planning & Development Department will be present and available at the originally scheduled time—**Tuesday, February 24, 2026, at 5:30 p.m.**—to answer questions and provide information to any members of the public who choose to attend. This will be an informal opportunity for residents to learn more about the current draft of the LDC, to ask questions, and to share feedback about their specific properties.

Durham remains committed to transparency and to ensuring that the new LDC reflects the goals and values of our community. We will continue to keep the public informed as we navigate this challenge.

Next Meeting – March 10, 2026

Notice under the Language Access Plan

Persons requiring language assistance to effectively participate in this event may contact the City-County Planning Department at 919-560-4137, or Growth@DurhamNC.gov to request interpretation and/or translation services as soon as possible but no later than three business days before the event or deadline date.

Aviso bajo el Plan de Acceso al Idioma

Personas que requieran asistencia lingüística para participar efectivamente en este evento pueden comunicarse con el Departamento de Planificación de la Ciudad y el Condado al 919-560-4137 o Growth@DurhamNC.gov para solicitar los servicios de interpretación y / o traducción tan pronto como sea posible pero no menos de tres días hábiles antes del evento o fecha límite.

Notice Under the Americans with Disabilities Act

A person with a disability may receive an auxiliary aid or service to effectively participate in city government activities by contacting Durham One Call at 919-560-1200 or ADA@DurhamNC.gov, as soon as possible but no later than 48 hours before the event or deadline date.

Aviso en virtud de la Ley de Estadounidenses con Discapacidades

Con el fin de recibir un recurso o servicio auxiliar para participar de manera efectiva en las actividades del gobierno de la ciudad, cualquier persona con una discapacidad puede comunicarse con la línea Durham One Call al teléfono 919-560-1200 o al correo ADA@DurhamNC.gov, tan pronto como sea posible, a más tardar 48 horas antes del evento o fecha límite.