CITY-COUNTY PLANNING BOARD
STAFF REPORT

DOCKET: UDO-CC36
STAFF: Veronica Romero

REQUEST

This text amendment is proposed by Erosion Control and Stormwater staff, in consultation with the City and County Attorneys' Offices, to implement changes to the *Unified Development Ordinances* (UDO) as required by the National Flood Insurance Program (NFIP). Proposed changes include updating the effective date of the Flood Insurance Rate Map (FIRM) panels and adding a provision allowing the UDO to acknowledge future map changes without requiring additional amendments.

BACKGROUND

In June 2026, Erosion Control and Stormwater staff were contacted by Dr. Matthew Stillwagon, the NFIP Planner for the Central Area of the NC Department of Public Safety, stating the effective date for the FIRM panels currently referenced in the UDO would need to be updated to June 10, 2026. The updated effective date of the FIRM panels is due to two flood studies conducted in Guilford and Stokes County. The studies updated nine FIRM panels whose boundaries overlap with portions of Forsyth County. Acknowledging current FIRM maps is necessary to maintain compliance with the federal regulations which give Forsyth County residents access to federal flood insurance policies.

ANALYSIS

Erosion Control and Stormwater staff and the Attorneys' Offices reviewed the UDO to determine which sections would need to be amended to reflect the FIRM panel updates. Section 8.1.1(E)(1) would need to be amended by updating the effective date from "January 2, 2009", to "June 10, 2026", and by adding a provision to acknowledge future map changes to FIRM panels.

As previously stated, the aforementioned changes are necessary to ensure the UDO complies with current federal regulations. Planning and Development Services staff recommends approval of the proposed amendment.

RECOMMENDATION: Approval

CITY-COUNTY PLANNING BOARD
PUBLIC HEARING
MINUTES FOR UDO-CC36
JULY 9, 2026

Veronica Romero presented the staff report.

Mr. Farabee requested a brief explanation of the Flood Insurance Rate Map (FIRM) panels. Ms. Romero explained that FIRM panels are geographic map sections developed from flood studies and geospatial data that identify flood hazard areas and associated flood elevations. She noted that the panels are used to support floodplain management and flood insurance administration.
Mr. Patino asked for additional information regarding the purpose and benefits of maintaining updated FIRM panels. Mr. Ericson explained that the panels depict watercourse boundaries, including floodway and floodway fringe areas, and related topographic information used to evaluate development within flood-prone areas. He noted that periodic updates ensure that flood hazard information remains current and that local regulations remain consistent with federal flood insurance program requirements.

Mr. Patino also inquired about the factors that trigger updates to FIRM panels. Staff explained that updates are typically initiated through FEMA flood study projects and periodic revisions conducted in coordination with local jurisdictions. In this instance, the update resulted from flood studies completed in Guilford and Stokes counties that affected panels shared with Forsyth County, necessitating an update of our UDO to maintain compliance with federal regulations.

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

MOTION: Walter Farabee recommended that the Planning Board find that the request is consistent with the comprehensive plan.
SECOND: Salvador Patiño
VOTE:
FOR: Walter Farabee, Haley Gingles, Jason Grubbs, Clarence Lambe, Salvador Patiño, Dixon Pitt, Lindsey Schwab, Brenda Smith, Jack Steelman
AGAINST: None
EXCUSED: None

MOTION: Walter Farabee recommended approval of the zoning amendment.
SECOND: Salvador Patiño
VOTE:

FOR: Walter Farabee, Haley Gingles, Jason Grubbs, Clarence Lambe, Salvador Patiño, Dixon Pitt, Lindsey Schwab, Brenda Smith, Jack Steelman
AGAINST: None
EXCUSED: None

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Chris Murphy, AICP/CZO
Director of Planning and Development Services