

UDO-CC36

Request

- Petitioner: Erosion Control and Stormwater Staff
- Request: Modify Chapter 8 of the UDO by 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 additional amendments.

UDO-CC36

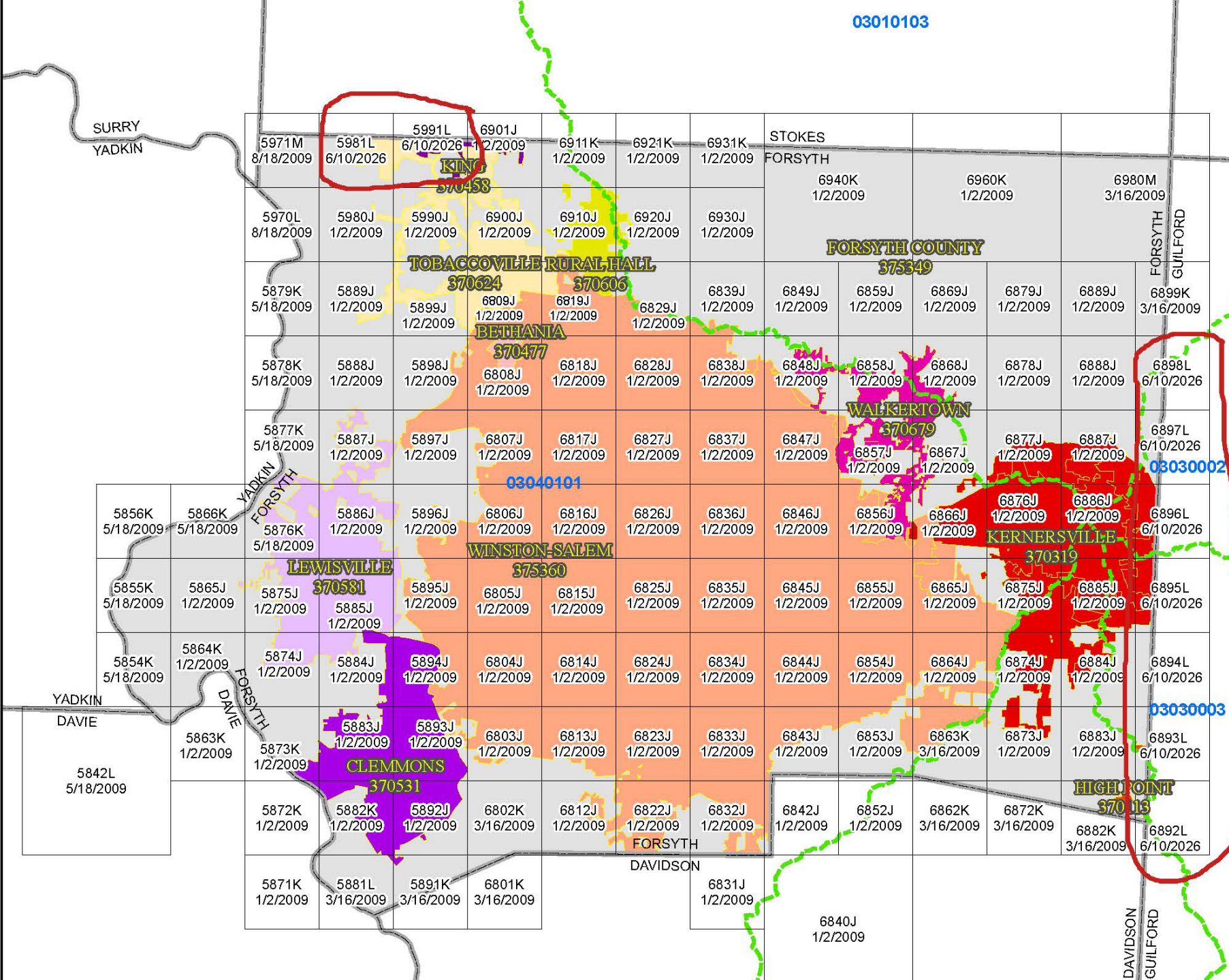
Background

- In June 2026, Erosion Control and Stormwater Staff were instructed by the NC Dept. of Public Safety to update the effective date of FIRM panels in the UDO 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 the most updated effective date of the FIRM panels is necessary to maintain compliance with the federal regulations which give Forsyth County residents access to federal flood insurance policies.

03010103

UDO-CC36

FIRM Panel Update
(Panels **circled in red**
have been updated)



UDO-CC36

Analysis

- Erosion Control and Stormwater staff and the City and County Attorneys' Offices reviewed the UDO and determined section 8.1.1(E)(1) would need to be amended by:
 - Updating the effective date from “January 2, 2009”, to “June 10, 2026”.
 - Adding a provision to acknowledge future map changes to FIRM panels.

UDO-CC36

Summary

- The aforementioned changes are necessary to ensure the UDO complies with current federal regulations.

UDO-CC36

Recommendation

- On the July 9th public hearing, the Planning Board voted unanimously to recommend approval.
- Text Amendment: Approval