



City of Winston-Salem City Council Council Agenda Item Summary

Title	Request for a Public Hearing on UDO-CC36, a text amendment proposed by Erosion Control and Stormwater staff to modify Chapter 8 of the <i>Unified Development Ordinances (UDO)</i> to incorporate updates to the Nation Flood Insurance Program (NFIP) requirements.
Meeting Date	August 10, 2026
City Council Committee	General Government Committee
Staff Lead (Presenter)	Chris Murphy, AICP/CZO, Director of Planning and Development Services
Department Head	Chris Murphy, AICP/CZO, Director of Planning and Development Services
City Manager/ACM	Aaron King, ACM

Agenda Item Summary

Recommended Council Action Planning Board Recommends Approval
Suggested Motion Options I recommend approval of this UDO amendment.

Strategic Focus Area Livable Community
Strategic Plan Objective LC3: Ensuring the City is a Community of Choice for Quality of Life
Anticipated Fiscal Impact No Material Fiscal Impact

Summary of Information

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 Flood Insurance Rate Map (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 panels is necessary to maintain compliance with the federal regulations which give Forsyth County residents access to federal flood insurance policies.

Erosion Control and Stormwater staff and the City and County 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.

These changes are necessary to ensure the UDO complies with current federal regulations. Planning and Development Services staff recommend approval of the proposed amendment.

Analysis of Fiscal Impact

This amendment will have no fiscal impact on the City.

Attachments

- UDO-CC36 Staff Report
- UDO-CC36 Ordinance

Committee Action	
For:	Against:
Remarks:	