



Federal Emergency Management Agency

Washington, D.C. 20472

December 10, 2025

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

IN REPLY REFER TO:
19P

The Honorable Melvin Alston
Chairperson, Guilford County Board
of Commissioners
301 West Market Street
Greensboro, NC 27401

Community Name: Guilford County,
North Carolina
(Unincorporated Areas)
Community No.: 370111
Map Panels Affected: See FIRM Index

Dear Chairperson Alston:

This is to notify you of the final flood hazard determination for Guilford County, North Carolina and Incorporated Areas, in compliance with Title 44, Chapter I, Part 67, Section 67.11, Code of Federal Regulations (CFR). This section requires that notice of final flood hazards shall be sent to the Chief Executive Officer of the community, all individual appellants, and the State Coordinating Agency, and shall be published in the *Federal Register*.

The statutory 90-day appeal period that was initiated for your community when the Department of Homeland Security's Federal Emergency Management Agency (FEMA) published a notice of proposed flood hazard determinations for your community in the local newspaper has elapsed. FEMA did not receive any appeals of the proposed flood hazard determinations or submittals regarding the Preliminary Flood Insurance Study (FIS) report and Flood Insurance Rate Map (FIRM) during that time.

Accordingly, the flood hazard determinations for your community are considered final. The final notice for flood hazard determinations will be published in the *Federal Register* as soon as possible. **The FIS report and FIRM for your community will become effective on June 10, 2026.** Before the effective date, we will send your community final printed copies of the FIS report and FIRM. For insurance purposes, the community number and new suffix code for the panels being revised are indicated on the FIRM and must be used for all new policies and renewals.

Because the FIS report for your community has been completed, certain additional requirements must be met under Section 1361 of the National Flood Insurance Act of 1968, as amended, within 6 months from the date of this letter.

It must be emphasized that all the standards specified in 44 CFR Part 60.3(d) of the National Flood Insurance Program (NFIP) regulations must be enacted in a legally enforceable document.

This includes adoption of the current effective FIS report and FIRM to which the regulations apply and other modifications made by this map revision. Some of the standards should already have been enacted by your community in order to establish initial eligibility in the NFIP. Your community can meet any additional requirements by taking one of the following actions in this Paragraph of the NFIP regulations:

1. Amending existing regulations to incorporate any additional requirements of 44 CFR Part 60.3(d);
2. Adopting all the standards of 44 CFR Part 60.3(d) into one new, comprehensive set of regulations; or
3. Showing evidence that regulations have previously been adopted that meet or exceed the minimum requirements of 44 CFR Part 60.3(d).

Also, prior to the effective date, your community is required, as a condition of continued eligibility in the NFIP, to adopt or show evidence of adoption of the floodplain management regulations that meet the standards of 44 CFR Part 60.3(d) of the NFIP regulations by the effective date of the FIRM. These standards are the minimum requirements and do not supersede any State or local requirements of a more stringent nature.

Many states and communities have adopted building codes based on the International Codes (I-Codes); the model I-Codes (2009 and more recent editions) contain flood provisions that either meet or exceed the minimum requirements of the NFIP for buildings and structures. The model codes also contain provisions, currently found in an appendix to the International Building Code, that apply to other types of development and NFIP requirements. In these cases, communities should request review by the NFIP State Coordinator to ensure that local floodplain management regulations are coordinated (not duplicative or inconsistent) with the State or Local building code. FEMA's resource, *Reducing Flood Losses through the International Code: Coordinating Building Codes and Floodplain Management Regulations, 5th Edition (2019)*, provides some guidance on this subject and is available at <https://www.fema.gov/emergency-managers/risk-management/building-science/building-codes/flood>.

Communities that fail to enact the necessary floodplain management regulations will be suspended from participation in the NFIP and subject to the prohibitions contained in Section 202(a) of the Flood Disaster Protection Act of 1973 (Public Law 93-234) as amended, and 44 CFR Part 59.24.

To assist your community in maintaining the FIRM, we have enclosed a Summary of Map Actions (SOMA) to document previous Letters of Map Change (LOMC) actions (i.e., Letters of Map Amendment, Letters of Map Revision) that will be affected when the revised FIRM panels referenced above become effective. If no LOMCs were issued previously for your community, you are receiving a SOMA for informational purposes only.

Once the FIS report and FIRM are printed and distributed, the digital files containing the flood hazard data for the entire county can be provided for use in a computer mapping system. These files can be used in conjunction with other thematic data for floodplain management purposes, insurance requirements, and many other planning applications. Copies of the digital files of the FIRM panels may be obtained by calling our FEMA Mapping and Insurance eXchange (FMIX), toll free, at (877) 336-2627 (877-FEMA MAP) or by visiting the Map Service Center at <https://www.msc.fema.gov>. In addition, your community may be eligible for additional credits under our Community Rating System if you implement your activities using digital mapping files.

For assistance with your floodplain management ordinance or enacting the floodplain management regulations, please contact the North Carolina Division of Emergency Management at the following address:

Steve Garrett, CFM
State NFIP Coordinator
North Carolina Emergency Management
Hazard Mitigation Program Support/
North Carolina Floodplain Mapping Program
4218 Mail Service Center
Raleigh, North Carolina 27699-4218
(919) 825-2316
Steve.Garrett@ncdps.gov

If you should require any additional information, a FEMA Region 4 Compliance Specialist has been designated to assist your community. You may contact your FEMA Region 4 Compliance Specialist at FEMA, Mitigation Division, 3005 Chamblee Tucker Road, Atlanta, Georgia 30341, or at (202) 304-5185. If you have any questions concerning mapping issues in general or the enclosed SOMA, please call our FMIX at the telephone number shown above. Additional information and resources you may find helpful regarding the NFIP and floodplain management can be found on our website at <https://www.fema.gov/flood-maps>. Copies of these documents may also be obtained by calling our FMIX.

Sincerely,



David N. Bascom, Acting Director
Engineering and Modeling Division
National Flood Insurance Program, Resilience

Enclosure:
Final SOMA

cc: Community Map Repository
Brent Gatlin, Watershed Section Manager, Guilford County
Tom Tufts, Program Development Coordinator, North Carolina Emergency Management,
Hazard Mitigation Program Support/North Carolina Floodplain Mapping Program
Steve Garrett, CFM, NFIP State Coordinator, North Carolina Emergency Management,
Hazard Mitigation Program Support/North Carolina Floodplain Mapping Program
Stacey Fuller, CFM, Community Outreach Technical Lead, North Carolina Emergency
Management, Hazard Mitigation Program Support/North Carolina Floodplain Mapping
Program
FEMA, Region 4

FINAL SUMMARY OF MAP ACTIONS

Community: GUILFORD COUNTY

Community No: 370111

To assist your community in maintaining the Flood Insurance Rate Map (FIRM), we have summarized below the effects of the enclosed revised FIRM panels(s) on previously issued Letter of Map Change (LOMC) actions (i.e., Letters of Map Revision (LOMRs), Letter of Map Revision based on Fill (LOMR-Fs), and Letters of Map Amendment (LOMAs)) that will be affected when the revised FIRM becomes effective on June 10, 2026.

1. LOMCs Incorporated

The modifications effected by the LOMCs listed below will be reflected on the revised FIRM. In addition, these LOMCs will remain in effect until the revised FIRM becomes effective.

LOMC	Case No.	Date Issued	Project Identifier	Original Panel	Current Panel
LOMR	14-04-0935P	04/05/2014	NC-14-404 - Reissuance of Case No. 13-04-0966P - South Buffalo Creek Tributary 4 Flood Study	3710787400J 3710788300J 3710788400J	3710787400K 3710788300K 3710788400K

2. LOMCs Not Incorporated

The modifications effected by the LOMCs listed below will not be reflected on the revised FIRM panels or will not be reflected on the revised FIRM panels because of scale limitations or because the LOMC issued had determined that the lot(s) or structure(s) involved were outside the Special Flood Hazard Area, as shown on the FIRM. These LOMCs will remain in effect until the revised FIRM becomes effective. These LOMCs will be revalidated free of charge 1 day after the revised FIRM becomes effective through a single revalidation letter that reaffirms the validity of the previous LOMCs.

FINAL SUMMARY OF MAP ACTIONS

Community: GUILFORD COUNTY

Community No: 370111

2A. LOMCs on Revised Panels

LOMC	Case No.	Date Issued	Project Identifier	Original Panel	Current Panel
LOMR-F	97-04-1942A	11/26/1997	GRANDOVER PLAT 15 - LOTS 85-92, PHASE 1 - 17,19,21,23-26 & 28 HADLEY PARK CT	3701110177C	3710783100K
LOMA	99-04-5000A	10/19/1999	LYNWOOD LAKES, SECTION 8, LOT 321 - 3006 CHAROLAIS DRIVE	3701110205B	3710788200K
LOMA	99-04-5504A	01/18/2000	4961 RANDLEMAN ROAD	3701110195B	3710785000K
LOMA	02-04-2740A	03/01/2002	LOT 65, SHEET C, SECTION 3, SEDGEFIELD S/D - 5405 MECKLENBURG ROAD	3701110177C	3710783200K
LOMA	04-04-4462A	05/03/2004	LOTS 213 & 214, LYNWOOD LAKES SUBDIVISION - 5207 MOCKINGBIRD ROAD	3701110205B	3710788100K
LOMR-F	04-04-A003A ¹	05/26/2004	CROSSING AT RIVER WALK TOWNHOMES, LOTS 1-44	3701110176D	3710782100K
LOMA	04-04-A328A ²	08/11/2004	MAPLE RIDGE SUBDIV SECTION 12, LOT 701 -- 1713 HARROD LANE	3701110104C	3710783500K
LOMA	05-04-1890A ²	04/22/2005	RAVEN RIDGE, SECTION 7, LOT 45 -- 2700 BARDWELL ROAD	3701110102C	3710784600K
LOMA	06-04-0645A	01/12/2006	HORSEMANS CREEK, MAP 2, PHASE 1, LOT 6 -- 6692 EASY GOING COURT WEST	3701110070B	3710882700K
LOMA	06-04-C486A	11/02/2006	HORSEMANS CREEK, LLC, PHASE 1, MAP 1, LOT 1 -- 5803 SECRETARIAT ROAD	3701110070B	3710882700K
LOMA	07-04-4745A	07/31/2007	STONEBROOK FARMS WEST, SECTION 1, LOT 3 -- 3128 BROOKFOREST DRIVE	3701110205B 3710788200J	3710788200K
LOMA	08-04-3905A	06/19/2008	PN: 15-94-7045-0-1010-E-020 -- 814 LIBERTY ROAD	3710771900K	3710771900L
LOMA	09-04-0180A	10/30/2008	LYNWOOD LAKE ESTATES, SECTION TWO, LOT 33 -- 2113 LYNWOOD DRIVE	3710788200J	3710788200K
LOMA	09-04-0649A	11/18/2008	LYNWOOD LAKES, SECTION 2, LOT 35 -- 2117 LYNWOOD DRIVE	3710788200J	3710788200K
LOMR-F	09-04-0133A	12/30/2008	JOHN D. ALBRIGHT PROPERTY, LOT 1 -- 1570 ROCK CREEK DAIRY ROAD	3710882300J	3710882300K

¹LOMC was issued for Guilford County Unincorporated Areas but is now located in the Town of Jamestown due to annexations.

²LOMC was issued for Guilford County Unincorporated Areas but is now located in the City of Greensboro due to annexations.

FINAL SUMMARY OF MAP ACTIONS

Community: GUILFORD COUNTY

Community No: 370111

LOMC	Case No.	Date Issued	Project Identifier	Original Panel	Current Panel
LOMA	09-04-2682A	02/26/2009	Lot 5, The Wall Place Phase 1 Subdivision - 7902 Hoskins Ridge Drive	3710795000J	3710795000K
LOMA	08-04-3724A	03/31/2009	405 Coe Avenue	3710771900K	3710771900L
LOMA	10-04-2089A	02/09/2010	WILEY PARK, PHASE II, SECTION 9, MAP 1, LOT 19 -- 5030 TAMARACK DRIVE	3710783100J	3710783100K
LOMA	10-04-8139A	09/30/2010	Lot 153 - 159, Herbert Nichols Subdivision - 2906 Nabors Road	3710788600J	3710788600K
LOMA	13-04-6429A ³	08/15/2013	WILTSHIRE SUBDIVISION, SECTION 4, LOT 26 -- 1911 WICKHAM AVENUE	3710780100J	3710780100K
LOMA	19-04-0810A ²	11/09/2018	Lot 173-176, Voss Forest Subdivision I Subdivision - 4418 Voss Avenue	3710787600J	3710787600K
LOMA	19-04-1344A	02/11/2019	BOB G. ATKINS SUBDIVISION, LOTS 1 AND 2 -- 104 & 106 EAST STEEPLE CHASE ROAD	3710786000J	3710786000K

²LOMC was issued for Guilford County Unincorporated Areas but is now located in the City of Greensboro due to annexations.

³LOMC was issued for Guilford County Unincorporated Areas but is now located in the City of High Point due to annexations.

2B. LOMCs on Unrevised Panels

LOMC	Case No.	Date Issued	Project Identifier	Original Panel	Current Panel
LOMA	23-04-1216A	01/24/2023	WHITEWOOD ESTATES, LOT 12 -- 3150 NC HIGHWAY 62 E	3710882000K	3710882000K

FINAL SUMMARY OF MAP ACTIONS

Community: GUILFORD COUNTY

Community No: 370111

3. LOMCs Superseded

The modifications effected by the LOMCs listed below have not been reflected on the Final revised FIRM panels because they are being superseded by new or revised flood hazard information or the information available was not sufficient to make a determination. The reason each is being superseded is noted below. These LOMCs will no longer be in effect when the revised FIRM becomes effective.

LOMC	Case No.	Date Issued	Project Identifier	Reason Determination Will be Superseded
LOMA	08-04-0016A ²	12/18/2007	(PN: 0094700F102600025) TRACT ONE -- 505 SOUTH REGIONAL ROAD	6
LOMA	12-04-4445A ²	06/28/2012	WHITES MILL ESTATES, PHASE 2, LOT 41 -- 3902 MILL WHEEL COURT	6
LOMR	15-04-8112X	07/09/2015	NC-15-481 -- Reissuance of 14-04-7717P	4
LOMA	16-04-0052A ¹	11/05/2015	PRESTWICK, SECTION 2, LOT 21 -- 6101 BROOK SHADOW COURT	2
LOMR	23-04-3460P	12/09/2024	NC-23-832 - Young's Mill Sanitary Sewer Outfall LOMR	4
LOMR	24-04-2368P	08/25/2025	NC-24-885 - Piedmont Triad International Airport Runway 5L/23R	4

¹LOMC was issued for Guilford County Unincorporated Areas but is now located in the City of Greensboro due to annexations.

²LOMC was issued for Guilford County Unincorporated Areas but is now located in the City of High Point due to annexations.

1. Insufficient information available to make a determination.
2. Lowest Adjacent Grade and Lowest Finished Floor are below the proposed Base Flood Elevation.
3. Lowest Ground Elevation is below the proposed Base Flood Elevation.
4. Revised hydrologic and hydraulic analyses.
5. Revised topographic information.
6. Superseded by another LOMC.

4. LOMCs To Be Redetermined

The LOMCs in Category 2 above will be revalidated through a single revalidation letter that reaffirms the validity of the determination in the previously issued LOMC. For LOMCs issued for multiple lots or structures where the determination for one or more of the lots or structures is no longer valid, the LOMC cannot be revalidated through this administrative process. Therefore, we will review the data previously submitted for the LOMC requests listed below and if appropriate issue a new determination for the affected properties after the effective date of the revised FIRM.

LOMC	Case No.	Date Issued	Project Identifier	Original Panel	Current Panel
			NO CASES RECORDED		