



May 28, 2025

Mr. Chad Zittrouer
Kern & Co., LLC
P.O. Box 15176
Savannah, GA 31416

Via email: czittrouer@kernengineering.com

RE: Northgate Industrial
Tax parcel ID: 486-2

Mr. Zittrouer,

To the best of my knowledge, this property is located within flood zone A, under Flood Insurance Rate Map (FIRM) panel 13103C0385E, dated December 21, 2017. Using best available data, the local floodplain coordinator has determined a local BFE of 16.2 ft on Parcel 486-2. However, the 2017 FIRM is being revised by a Letter of Map Revision (LOMR case# 21-04-0577P) currently being prepared by Jasper County, SC and submitted to FEMA on November 4, 2020. In review of the data provided to this office by Jasper County staff, the proposed BFE cross section that most closely represents this project site is 15.7 ft. The LOMR modifies the flood zone A to flood zone AE.

The effective date of the LOMR is July 28, 2022.

Based on this information, the design BFE for Parcel 486-2 is 15.7 ft.*

The County has no records that indicate that this property has previously flooded, that it is a repetitive loss property, or that it is in a floodway.

If you have any questions, please contact me at (912) 754-2128 ext. 4502 or cfernaled@effinghamcounty.org.

Sincerely,

Thank you,

Chelsie Fernald, CFM

Effingham County Board of Commissioners
Planning Manager, Planning and Zoning Services

*Effingham Code of Ordinance Section 34-83.1

