

## **MEMORANDUM**

**To:** John Heneghan and Tom Lambert, city council members

**From:** Phil Serrian, City Engineer

**Date:** May 22, 2025

**Subject: FEMA Letter of Map Revision (LOMR); Issue Date May 13, 2025**

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### **ITEM DESCRIPTION**

Email addressed to Mayor Deutsch from Kathirvel Arumugam, CFM, with AECOM containing two attachments: Copy of Certified Mail Letter from FEMA to Mayor Deutsch, copying several other people; and, Letter of Map Revision Determination Document.

### **DISCUSSION**

The purpose of the correspondence received is to officially notify the City of Dunwoody of the impact on the Federal Emergency Management Agency's Flood Insurance Rate Maps (FIRM) of site development that occurred within the City of Doraville, and which included the placement of fill within the 100-year floodplain of Nancy Creek. The development activity that involved placing fill in the floodplain is located along Peachtree Industrial Blvd./Peachtree Blvd. a distance of approximately 1,000 feet southwest of Tilly Mill Road.

The Community Development Department's analysis of the LOMR concluded that the impact of the map revisions on properties in the City of Dunwoody is negligible. We confirmed this conclusion with AECOM. AECOM representative Phillip Hicks, CFM, in an email dated May 22, 2025, stated "The maximum BFE increase in the revised area compared to the effective BFE is less than 0.1 ft." and "Yes, the impact of the increase will only be experienced for a short distance upstream. The remaining sections lower the BFE along the reach compared to the effective." The email in conclusion states "So, the developed properties (Chateau at Dunwoody Condominiums and Life Orthopaedic & Spine Center) within the City of Dunwoody will experience the same or slightly lower BFEs due to this LOMR." (Note: BFE stands for Base Flood Elevation, which is commonly referred to as the 100-year flood elevation).

### **ATTACHMENTS**

- Email from Kathirvel Arumugam, CFM
- Letter from FEMA
- Letter of Map Revision Determination Document



# Federal Emergency Management Agency

Washington, D.C. 20472

May 13, 2025

CERTIFIED MAIL  
RETURN RECEIPT REQUESTED

The Honorable Lynn Deutsch  
Mayor, City of Dunwoody  
4800 Ashford Dunwoody Road  
Dunwoody, GA 30338

IN REPLY REFER TO:

Case No.: 24-04-6430P  
Follows Conditional  
Case No.: 22-04-2886R  
Community Name: City of Dunwoody, GA  
Community No.: 130679  
Effective Date of  
This Revision: September 26, 2025

Dear Mayor Deutsch:

The Flood Insurance Study (FIS) Report and Flood Insurance Rate Map (FIRM) for your community have been revised by this Letter of Map Revision (LOMR). Please use the enclosed annotated map panel revised by this LOMR for floodplain management purposes and for all flood insurance policies and renewals issued in your community.

Additional documents are enclosed that provide information regarding this LOMR. Please see the List of Enclosures below to determine which documents are included. Other enclosures specific to this request may be included as referenced in the Determination Document. If you have any questions regarding floodplain management regulations for your community or the National Flood Insurance Program (NFIP) in general, please contact the Consultation Coordination Officer for your community. If you have any technical questions regarding this LOMR, please contact the Director, Mitigation Division of the Department of Homeland Security's Federal Emergency Management Agency (FEMA) in Atlanta, Georgia, at (770) 220-5406, or the FEMA Mapping and Insurance eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP). Additional information about the NFIP is available on our website at <https://www.fema.gov/flood-insurance>.

Sincerely,

Patrick "Rick" F. Sacbibit, P.E.  
Chief, Engineering Services Branch  
Risk Analysis, Planning, and Information Directorate | Resilience

List of Enclosures:

Letter of Map Revision Determination Document  
Annotated Flood Insurance Rate Map  
Annotated Flood Insurance Study Report

cc: The Honorable Joseph Geierman  
Mayor, City of Doraville

Albert Trevino  
Senior Planner, City of Doraville

Kevin S. Moore  
City Engineer, City of Dunwoody

Mike Music  
Lennar Georgia, LLC

Robert C. Campbell Junior, P.E.  
Campbell Civil Consulting, LLC