



ANNEX C

GROWTH AND DEVELOPMENT TRENDS & COMMUNITY INFORMATION

CHATHAM COUNTY MULTI-JURISDICTION PRE-DISASTER HAZARD MITIGATION PLAN

DECEMBER 2015



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Local Comprehensive Plan Executive Summary

Below is the Introduction to the Comprehensive Plan which can be found at www.thempc.org.

1.1 Tricentennial Plan

The Chatham County – Savannah Metropolitan Planning Commission launched an update of City and County comprehensive plans and zoning ordinances in February, 2002.¹ The update process was named the Tricentennial Plan when a planning horizon of 2033 was established. The City and original County were founded by James Oglethorpe in 1733.

The Chatham County – Savannah Tricentennial Plan consists primarily of two major documents that shape growth and development in the City and the unincorporated area²:

- *Unified Comprehensive Plan*
- *Unified Zoning Ordinance*

The Comprehensive Plan, prepared under new Department of Community Affairs standards that went into effect on May 1, 2005, consists of three components:

- *Community Participation Plan*
- *Community Assessment*
- *Community Agenda*

Since the initial draft Comprehensive Plan was prepared under earlier standards, it retains some of the characteristics of that effort, while adapting to the new standards to the greatest extent possible. In a meeting with the Department of Community Affairs and the Coastal Georgia Regional Development Center on September 8, 2005 a general understanding was reached on proceeding in this manner.³

Several other planning documents serve as building blocks for the Tricentennial Plan:

- *Downtown Savannah Master Plan*⁴
- *Islands Area Community Plan*
- *Southeast Chatham County Community Plan*
- *Mid-City Land Use and Zoning Plan*
- *Westside Land Use and Zoning Plan*

The MPC was designated as the Executive Committee to manage the Tricentennial Plan process. A Steering Committee was established to ensure broad-based participation and advocacy, and a Technical Committee was established to secure the involvement of local planning, development, design, and environmental professionals.

The Tricentennial Plan is scheduled for completion in two phases, with most work to be completed in the first phase:

- *Phase I (2002-2006). Comprehensive Plan; Zoning Ordinance Framework*
- *Phase II (2006-2008). Zoning Ordinance; Service Delivery Strategy Update*



Community Information

Table A-5 below identifies the leading employers in Chatham County based on data collected by the Savannah Economic Development Authority (SEDA). Note: This information is updated on an as needed basis and, therefore, SEDA makes no guarantee about the accuracy or completeness of this information.

Table A-5: Chatham County Leading Employers (2014)

Manufacturing		
Company	Product/Service	Number of Employees
Gulfstream Aerospace Corporation	Jet aircraft, aerospace equipment	10,126
International Paper	Paper products, chemicals, corrugated containers	600
JCB Americas, Inc.	Construction equipment	558
Imperial Sugar	Refined sugar	450
Brasseler USA	Dental and medical instrumentation	420
Kerry Ingredients and Flavours	Formulation, manufacturing and containerization of technology-based ingredients, flavours and integrated solutions	344
Mitsubishi Hitachi Power Systems Americas, Inc.	Gas and steam turbines	340
Derst Baking Company	Bread, rolls, cakes	284
Weyerhaeuser	Bleached pulp	282
Diamond Crystal Brands	Salt, pepper and sugar packaging	250
Arizona Chemical	Specialty resins, pine-based chemicals	220
Strength of Nature Global, LLC	Ethnic hair care products	200
Roger Wood Foods Inc.	Smoked sausage, meats	185
Johnson Matthey Process Technologies Inc.	Catalyst production	160
Lummus Corporation	Cotton ginning equipment manufacturer	153
EMD Chemical	Industrial pigments	150
The Industrial Company (TIC) Southeast	Steel fabrication/machine shop and industrial maintenance	133
River Street Sweets	Gourmet foods	125
Coastal Concrete SE, LLC	Ready mix concrete	125
Precision Machine of Savannah	Fabrication/machine shop supplying products to the business aviation, commercial aviation and defense industries	103
Fuji Vegetable Oil, Inc.	Cooking oils	101



Distribution		
Company	Product/Service	Number of Employees
The Home Depot	Home improvement supplies distribution center	365
Colonial Group Inc.	Storage and distribution of petroleum product and petrochemicals	350
Dollar Tree	Distribution of various products	271
Chatham Steel Corporation	Steel service center	265
Coca-Cola Bottling Company United	Soft drink/water bottling warehouse	211
Target	Import center for various products	160
Pier 1 Imports	Household goods distribution	160
United Distributors Inc.	Beverage distribution	150
California Cartage Company	Warehousing for K-Mart	140
IKEA Wholesale, Inc.	Furniture distribution	134
Schneider Logistics	Warehousing, distribution and export packaging	120
Nordic Logistics and Warehousing LLC	Cold storage	112
Ameriwood	Office and home furnishings	107
Non-Manufacturing		
Company	Product/Service	Number of Employees
Memorial Health University Medical Center	Hospital	5,000
St. Joseph's/Candler Health System	Hospital	3,304
SouthCoast Medical Group	Medical Care	601
Goodwill Industries of the Coastal Empire	Adult vocational rehabilitation	560
Georgia Power Company - Coastal Region	Electric utility	473
The Landings Club	Private club	400
CSX	Railroad line	308
TMX Finance	Financial	30
Government, Military and Education		
Company	Product/Service	Number of Employees
Savannah-Chatham County Board of Education	Public schools	4,808
Ft. Stewart/Hunter Army Airfield	Civilian personnel	4,637
City of Savannah	Government	2,795



Savannah College of Art & Design	Education	1,590
Chatham County	Government	1,600
Georgia Ports Authority	Ship terminal operation	988
Armstrong State University	Education	602
US Army Corp of Engineers	Civil engineering	600
Savannah State University	Education	586

Chapter 1, Section VIII addresses community information to include demographics, census, commerce, and history.

FEMA Hazard Mitigation Assistance (HMA) Programs

The following document provides information regarding the three Hazard Mitigation Assistance (HMA) programs offered by FEMA in FY15—the Hazard Mitigation Grant Program (HMGP), the Pre-Disaster Mitigation Program (PDM), and the Flood Mitigation Assistance program (FMA)—and the key changes that have been made to the HMA guidance. (Note: the Repetitive Flood Claims and the Severe Repetitive Loss grant programs have been consolidated into FMA.) Detailed information regarding the specific criteria of the HMA grant programs can be found online at: <http://www.fema.gov/media-library/assets/documents/103279>.



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FEMA

Fact Sheet

Federal Insurance and Mitigation Administration

FY15 Hazard Mitigation Assistance Guidance



Hazard Mitigation Assistance Guidance

Hazard Mitigation Grant Program, Pre-Disaster Mitigation Program, and Flood Mitigation Assistance Program

February 27, 2015



Federal Emergency Management Agency
Department of Homeland Security
500 C Street, S.W.
Washington, DC 20472

Overview

The Hazard Mitigation Assistance (HMA) Guidance is a comprehensive document that details the specific criteria of the three HMA programs: the [Hazard Mitigation Grant Program \(HMGP\)](#), the [Pre-Disaster Mitigation \(PDM\)](#) program, and the [Flood Mitigation Assistance \(FMA\)](#) program. The guidance consolidates each program's eligibility information and outlines the common elements and unique requirements among the grant programs so that Federal, state, tribal, and local officials can easily identify key similarities and differences between the programs. The following sections provide more details on the key changes included in the fiscal year 2015 (FY15) update of the HMA Guidance. These enhancements will promote resilience and speed up application review and project implementation.

Key Changes:

Climate Change / Resilience Incorporation

- The Guidance encourages communities to become more resilient and to incorporate climate change considerations in their project scoping and development.
- The benefit-cost analysis allows for the incorporation of additional benefits into the calculations, such as the benefits of sea level rise mitigation, and environmental benefits associated with the acquisition of properties in green open space and riparian areas.
- Applicants and subapplicants can utilize the HMGP 5 Percent Initiative to incorporate disaster-resistant building codes.
- The Guidance promotes the inclusion of mitigation strategies that foster community resilience and smart development growth within mitigation plans.

Title 2 of the Code of Federal Regulations Part 200 (Super Circular) Updates

- The Office of Management and Budget is streamlining the Federal Government's Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards into a consolidated set of regulations, also referred to as the [Super Circular](#).
- New terminology has been introduced, including pass-through entity, recipient, subrecipient, non-Federal entity, award, and subaward.
- HMA federal funds, or funds used to meet HMA cost-share requirements, may not be used as a cost share for other federal awards, lobbying, or intervention in federal regulatory or adjudicatory proceedings.

Streamlined HMA Program Delivery

- The HMGP lock-in is the amount of HMGP funding available for a given disaster and is determined at 12 months after the disaster declaration. The Guidance promotes a greater level of consistency and

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Federal Insurance and Mitigation Administration

FY15 Hazard Mitigation Assistance Guidance

transparency in the process of requesting a revised lock-in after 12 months.

- The Guidance describes the importance of accurate budgeting and forecasting in the Spend Plan for Presidential major disasters declared after October 30, 2013 for the HMGP.
- Changes to the HMGP Quarterly Progress Report have been incorporated, and hard copies are no longer accepted for the HMGP.
- The Period of Performance for the PDM program has increased from 24 months to 36 months.
- The FMA program allows Technical Assistance grants.

Frontloading Enhancements

- FEMA encourages applicants and subapplicants to take a comprehensive approach in the early stages of project identification and development.
- Frontloading, or early consideration of critical factors, such as the Americans with Disabilities Act (ADA) requirements, leveraging other funding programs, critical actions, and resilience, is key to designing successful projects.
- The significance of early Environmental Planning and Historic Preservation (EHP) considerations is clearly outlined in the project scoping and development process.

Inclusive Mitigation (Americans with Disabilities Act)

- FEMA encourages applicants and subapplicants to consider the needs and requirements of populations with disabilities as HMA projects are scoped and developed.
- Safe room construction should consider proximity of location to affected populations and ensure facilities within the safe room comply with the ADA regulations.

Mitigation Planning Clarification

- The Guidance clarifies mitigation plan requirements for statewide projects (e.g., safe room construction).
- States are required to update their mitigation plans every five years, not every three years as indicated in the *Federal Register* at [79 FR 22873](#).
- FEMA promotes mitigation strategies to address climate change, resilience, and smart growth development.

Incorporated Policy Memos

- FEMA has developed numerous policy memos that are incorporated into the HMA Guidance. These include:
 - A new methodology for calculating the benefit-cost ratio for the acquisition of properties in landslide hazard areas with a threat of catastrophic slope failure within five years of application development.
 - A new, expedited methodology for calculating the benefit-cost ratio for residential hurricane wind retrofit projects. If a proposed wind retrofit project costs less than the pre-identified benefits, the project will be considered cost effective.

Job Aids and Resources

- FEMA developed 23 job aids and resources to assist in HMA program delivery, some examples are:
 - “Homeowner’s Guide to the Hazard Mitigation Grant Program” to answer some common questions that homeowners have about implementing post-disaster projects.
 - “Federally-Recognized Tribes and the Hazard Mitigation Grant Program – Option to Submit as an Applicant or Subapplicant” to discuss benefits and responsibilities of federally-recognized tribes if they become an applicant or subapplicant.
 - “Resilience and Climate Change Adaptation” to discuss FEMA programs designed to promote community resilience.
 - “Closeout Toolkit” which includes FAQs and a checklist to help recipients prepare for subaward closeout activities.
 - “Section 106 Process Under the National Historic Preservation Act” flowchart and “NEPA Flowchart for HMA Projects” to help applicants understand their responsibilities, FEMA decision points, and potential outcomes while undergoing a Section 106 review.

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