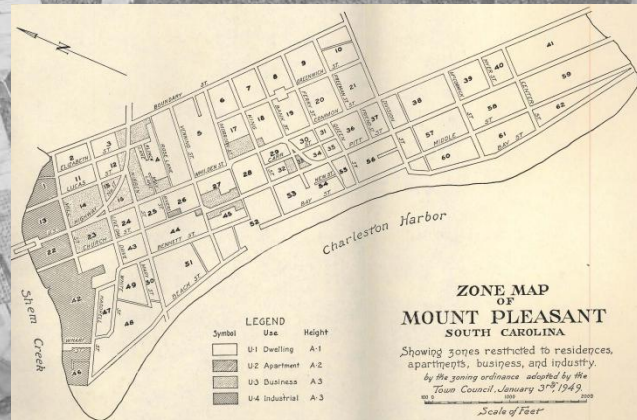


Population Projections and Development Patterns

Town Council Retreat
21 January 2014



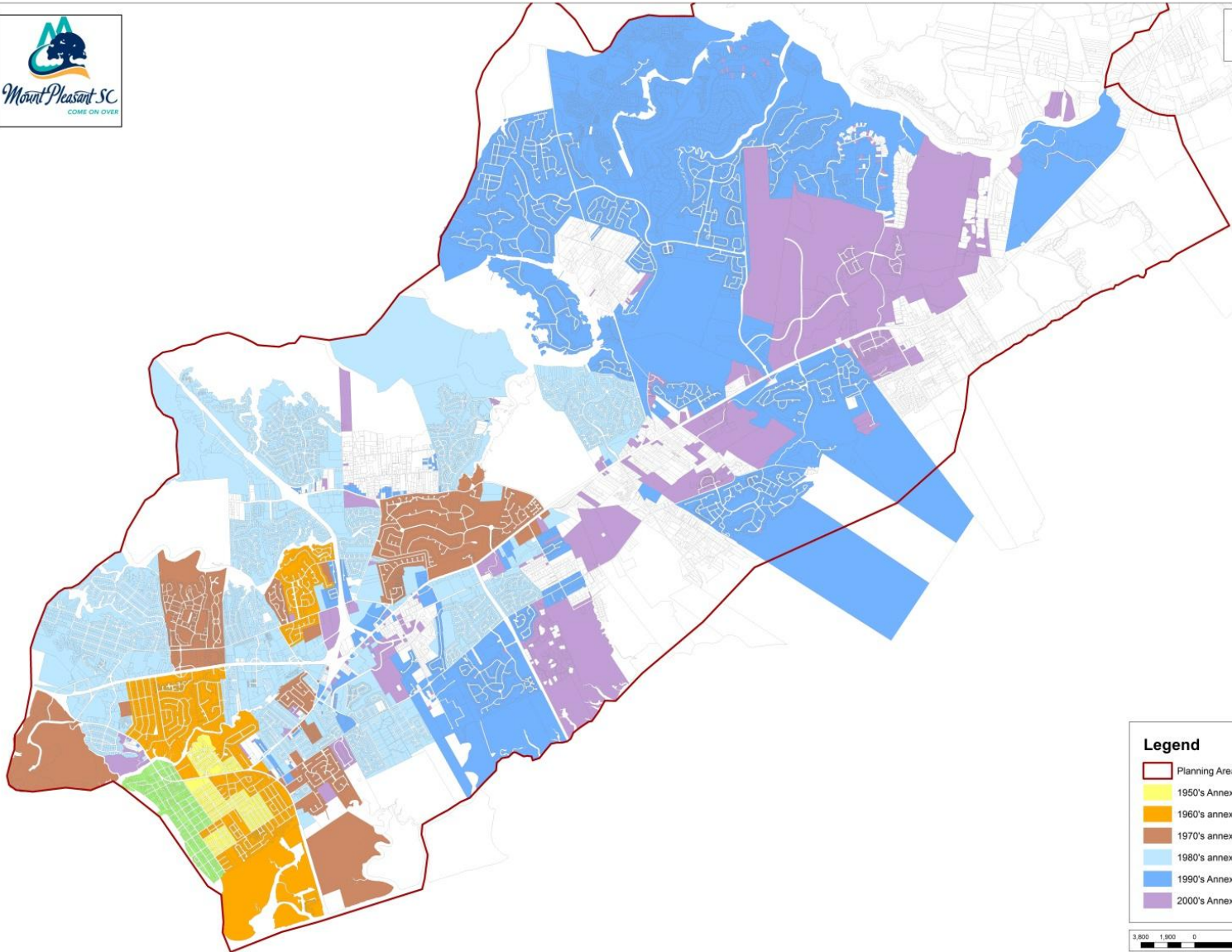
1949



2012



Progressive Land Area Map- Annexations by Decade



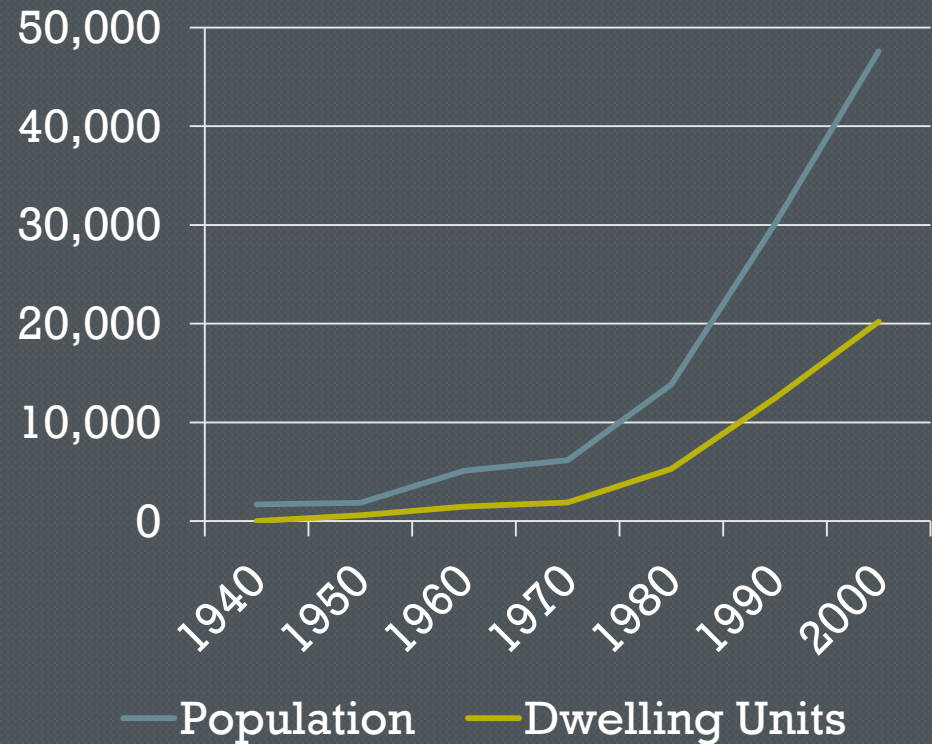
Legend

- Planning Area
- 1950's Annexations
- 1960's annexations
- 1970's annexations
- 1980's annexations
- 1990's Annexations
- 2000's Annexations

3,800 1,900 0 3,800 Feet

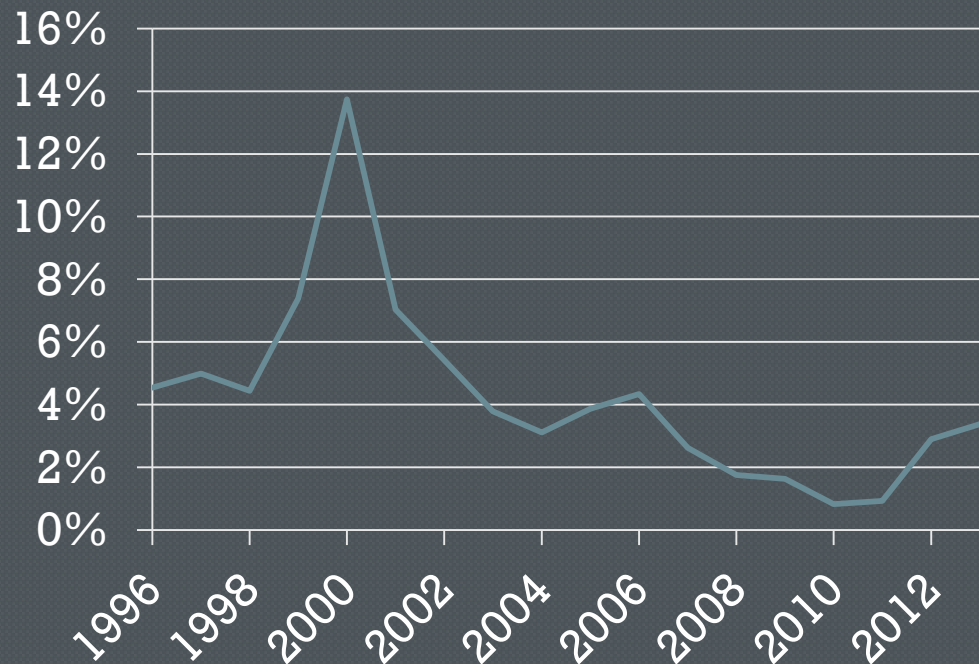
Historical Growth

Year	Population	Dwelling Units (DU)
1940	1,698	n/a
1950	1,857	591
1960	5,116	1,477
1970	6,155	1,905
1980	13,838	5,283
1990	30,108	12,443
2000	47,609	20,197



Annual Growth Rate

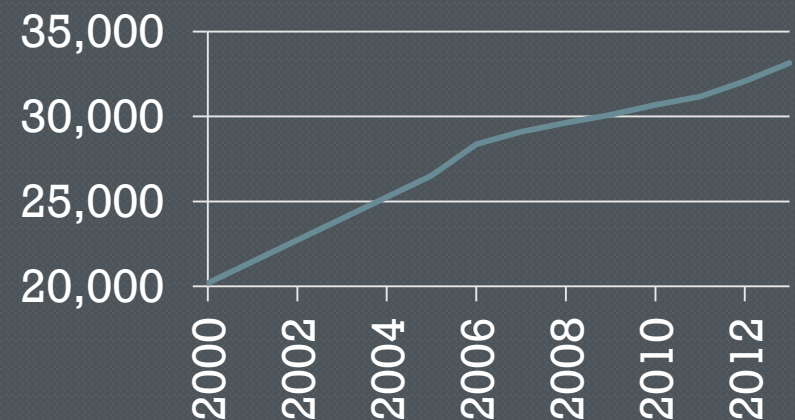
Year	Growth Rate*
1995	n/a
1996	4.54%
1997	4.99%
1998	4.44%
1999	7.39%
2000	13.74%
2001	7.03%
2002	5.42%
2003	3.79%
2004	3.11%
2005	3.87%
2006	4.34%
2007	2.62%
2008	1.75%
2009	1.63%
2010	0.82%
2011	0.93%
2012	2.90%
2013	3.84%



**figures based on # of DU receiving a certificate of occupancy*

Dwelling Units (DU) since 2000

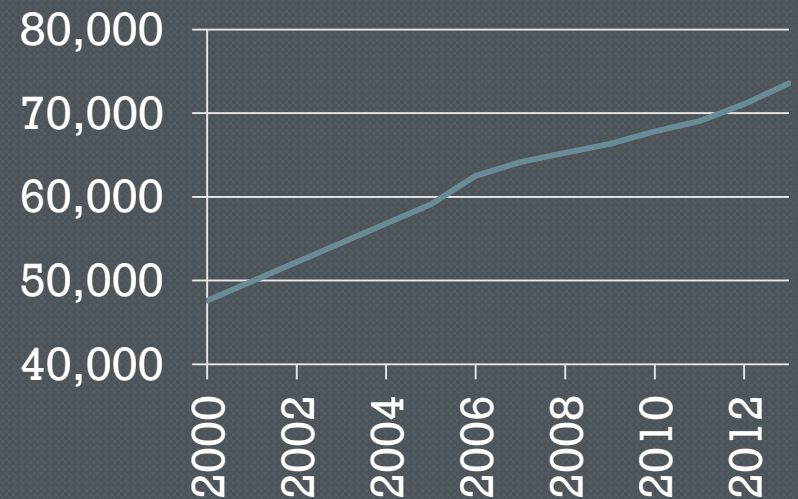
Year	Estimated Number of DU (as of Dec 31, except Census years)
2000	20,197 (Census 2000)
2005	26,524 (Special Census 2005)
2006	28,365
2007	29,108
2008	29,618
2009	30,100
2010	30,674 (Census 2010)
2011	31,169
2012	32,072
2013	33,304



Census 2010 – April 1, 2010

Population Growth since 2000

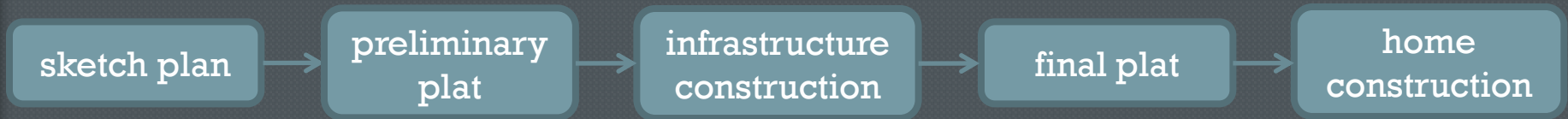
Year	Estimated Population (as of Dec 31, except Census years)
2000	47,609 (Census 2000)
2005	59,104 (Special Census 2005)
2006	62,509
2007	64,147
2008	65,271
2009	66,333
2010	67,843 (Census 2010)
2011	68,470
2012	70,453
2013	73,160



Average Household Size – 2.43
Vacancy Rate – 9.6%

Census 2010 – April 1, 2010

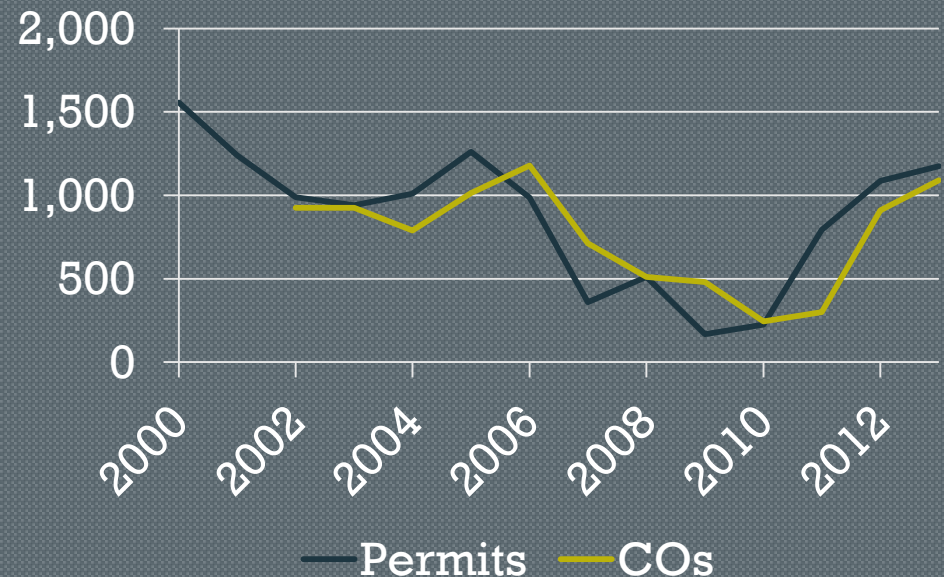
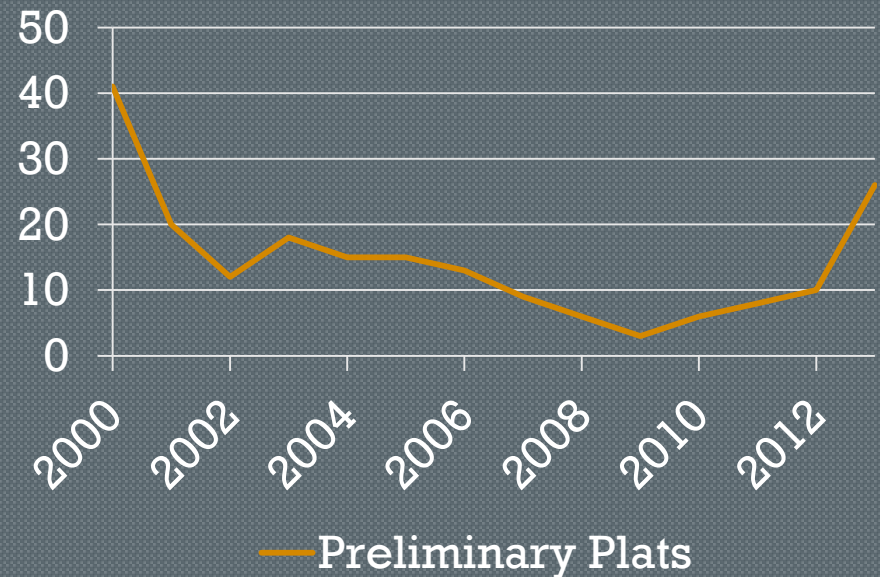
Development Process



- ⦿ Approval of a preliminary plat allows a developer to begin installing infrastructure.
- ⦿ Approval is valid for an initial two years, and most developers begin construction within that time period.
 - For this reason, preliminary plats are a good indicator of the number of dwelling units that will likely be built within the next 3 to 5 years.

Preliminary Plats, Permits, & COs

Year	# Prelim. Plats Approved	# Dwelling Units Permitted	# COs Issued
2000	41	1,557	n/a
2001	20	1,240	n/a
2002	12	989	925
2003	18	940	925
2004	15	1,009	789
2005	15	1,261	1,013
2006	13	986	1,179
2007	9	359	713
2008	6	511	511
2009	3	167	481
2010	6	226	245
2011	8	793	300
2012	10	1,087	909
2013	26	1,174	1,090
Total	202	12,299	9,080



2013 Approvals

Dwelling Unit Type	# of Units with Sketch Plan Approval Only	# of Units with Preliminary Plat Approval
Detached Single-Family	408	753
Attached Single-Family (townhouse)	42	327
Total	450	1,080

FY 2013/ 2014 Permits Issued

Month	Residential Permits Issued
July	94
August	56
September	74
October	66
November	63
December	54
Total through December 31st	407

Major New Residential Developments

Neighborhood	Max # DU	Unit Type*
Bridgeside II	573	MF
Carolina Park**	2,030	Mix of SF, TH, and MF (up to 350 units can be TH or MF; another 280 units can be MF)
Central Mount Pleasant	719	Mix of SF, TH, and MF
Mount Pleasant Square, Phase II	254	MF
Oyster Point	592	SF; TH (up to 119 units); big house dwellings (up to 119 units)
Seacoast Tract	119	SF
Stratton Place	148	SF
Tupelo Plantation***	296	SF
Total	4,731	

**SF = detached single-family; TH = attached single-family; MF = multi-family*

***Approx. 94 houses have been built in Carolina Park, with an additional 43 under construction.*

****Approx. 26 houses have been built in Tupelo, with an additional 23 under construction.*

Major Residential Developments

Neighborhood	Max # DU*	# DU Built	# DU Under Construction
Dunes West	3,156	2,131	66
Park West	5,281	2,418	37
Rivertowne	1,500	874	24
Rivertowne Country Club	1,300	536	17
Total	11,237	5,959	144

figures as of 12/31/2013

*Max # DU = total number of dwelling units allowed under current zoning;
many neighborhoods do not build the maximum

National Demographic Trends

● South

- Fastest growing region in the U.S.
- Accounted for the most population growth from 2000 to 2010 (population increased by 14.3 million).
- West is second-fastest growing region; population increased by 8.7 million.



National Demographic Trends

● Household Size

- Decreased from an average of 3.68 people in 1940 to 2.59 people in 2010. ToMP average is 2.43.

● Single-Person Households

- In 2010, 27% of U.S. households and 26.5% of ToMP households were single-person.
- By 2025, the number of single-person households will equal family households.
- By 2050, the overwhelming majority of households will be single-person.

Aging Population

◉ Aging

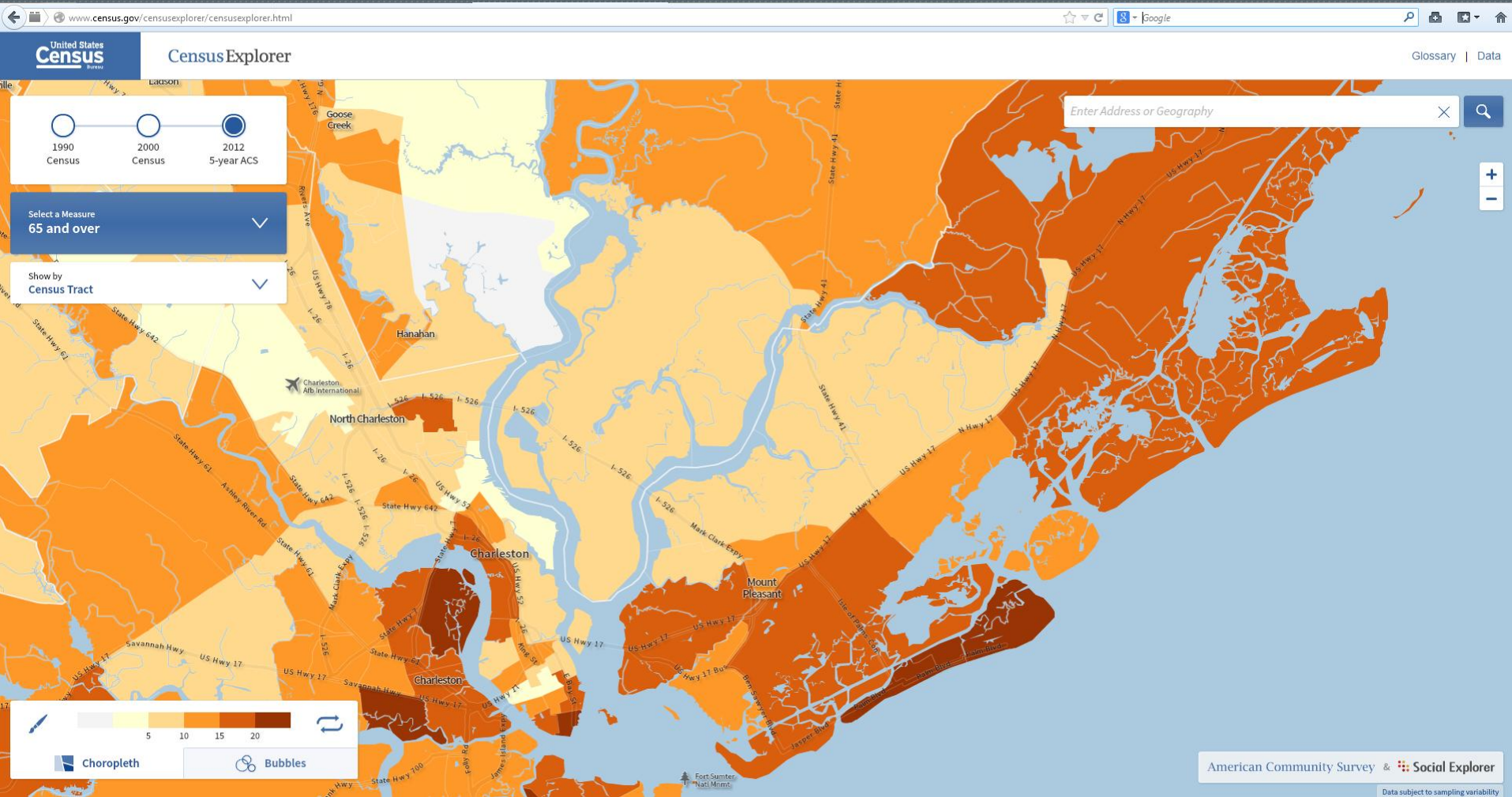
- By 2030, 20% of U.S. population will be over 65.

◉ ToMP data:

Age Group	2000	2010
65+	4,900 (10.4% of population)	8,307 (12.3% of population)
85+	644	1,301

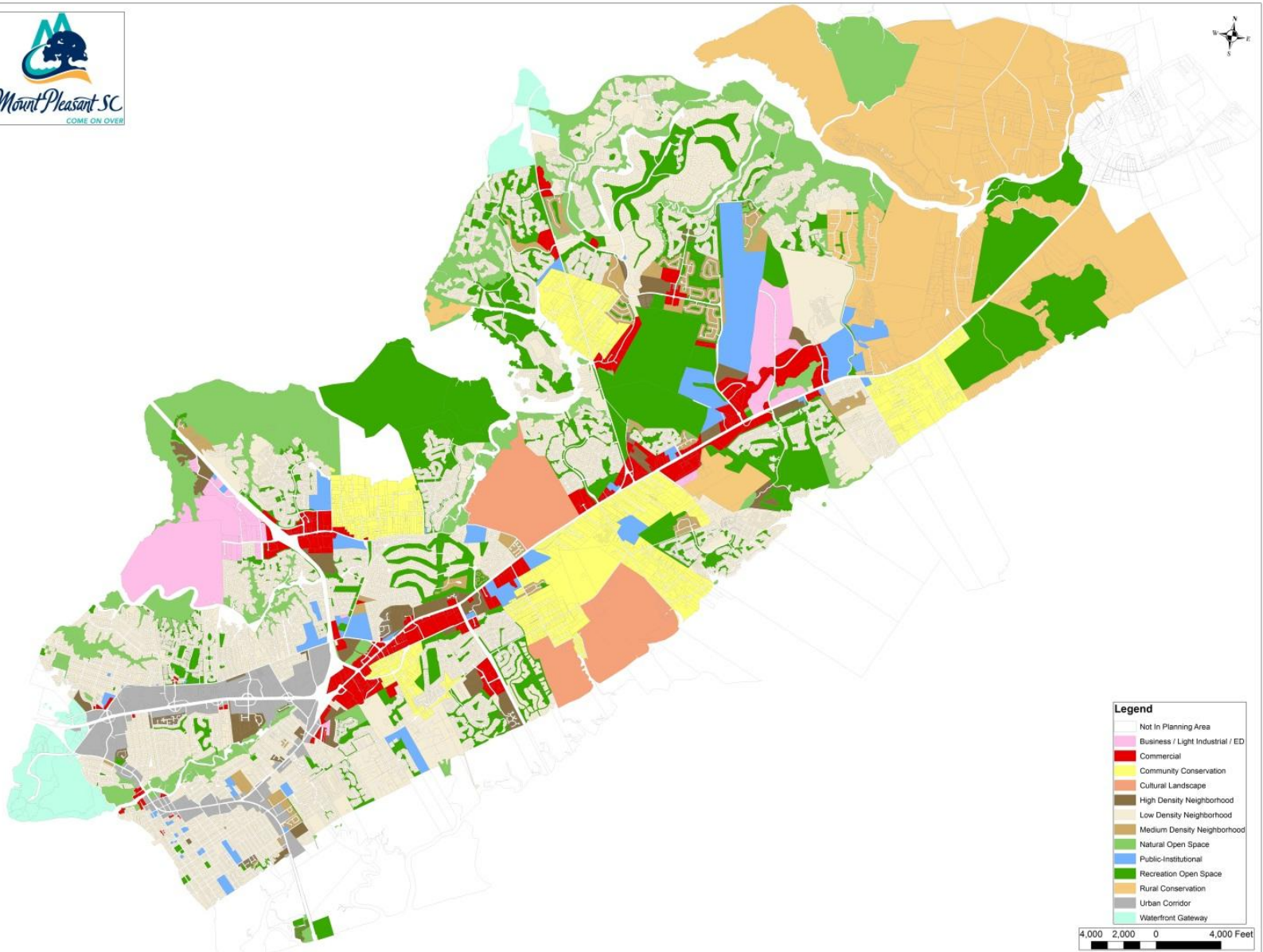
- In 2010, 7.4% of single-person households were comprised of adults over the age of 65.

Where Our 65+ Residents Live



This map shows the percentage of the population that is 65+ years old in each Census Tract. Darker colors indicate a higher percentage.

Comprehensive Plan FLU Map



Comprehensive Plan FLU Map

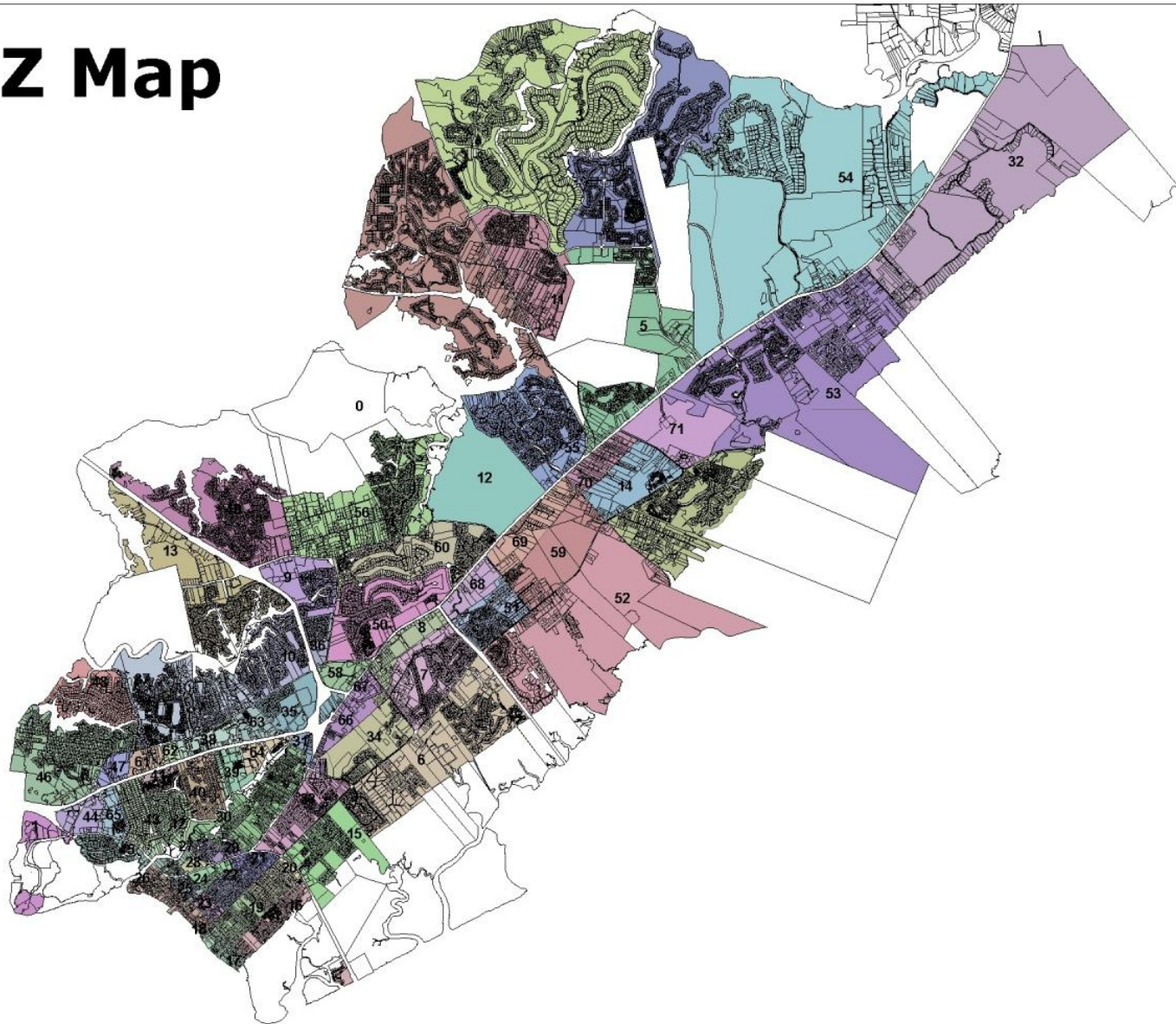
- Planning staff uses Future Land Use (FLU) Map to develop projections for Long Range Transportation Plan (LRTP)
- LRTP uses data based on 71 unique Traffic Analysis Zones (TAZ)
- Each TAZ is analyzed to determine:
 - existing number of dwelling units (translates into population)
 - existing square footage and type of commercial (translates into number of employees)
- Projections for residential and commercial development are then made at 5 or 10 year intervals, ending at 2040 (build-out)

Comprehensive Plan FLU Map

- Staff develops projections using known information (approved projects) and the Comp Plan Future Land Use designations for each property.
- Projections are shared with BCDCOG & Charleston County School District:
 - BCDCOG inputs the Town's data into regional traffic demand models (CHATS);
 - CCSD uses residential projections to help with facilities planning.

Traffic Analysis Zone Map

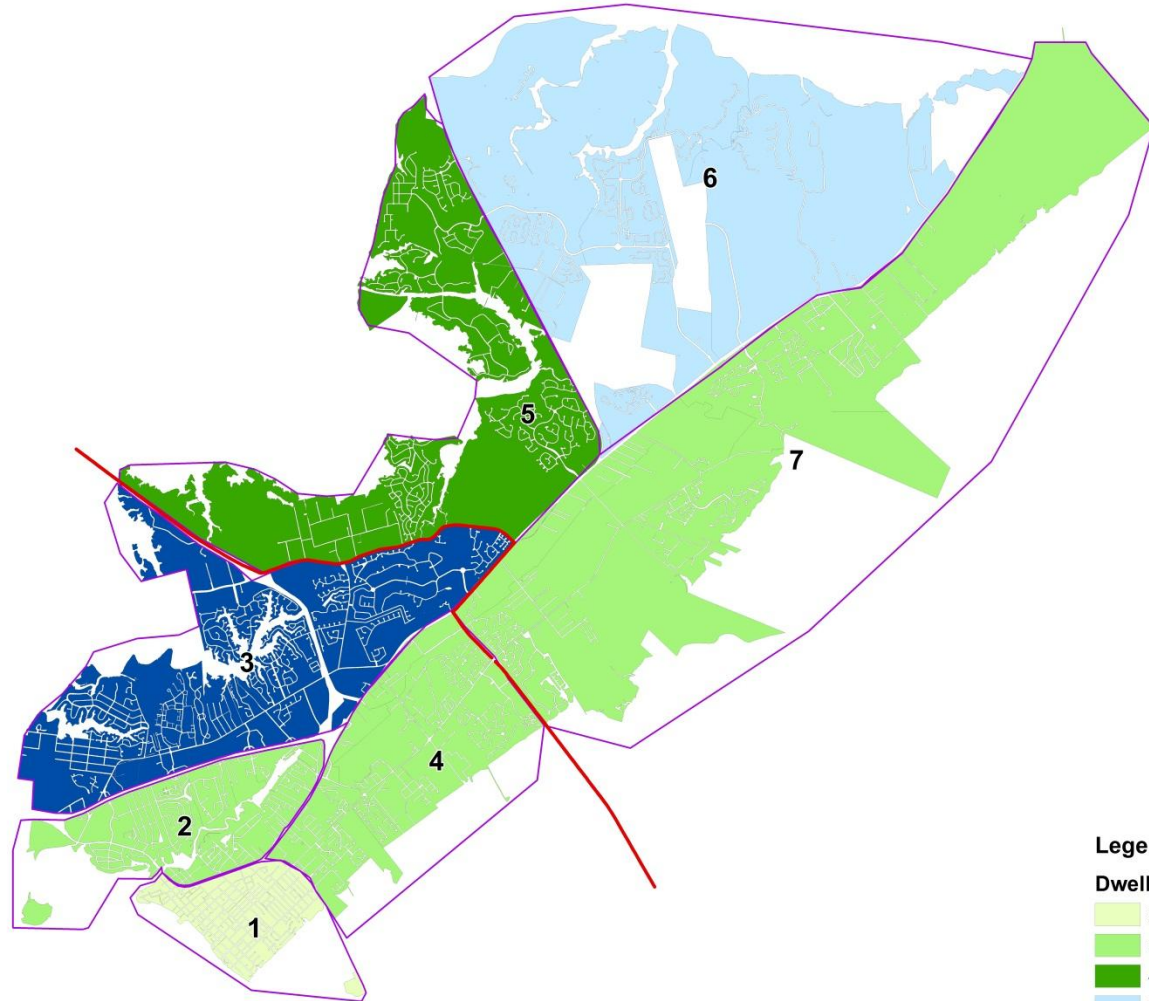
TAZ Map



Existing Dwelling Units: 2010



Dwelling Units 2010



Area	Dwelling Units 2010
1	2688
2	3780
3	7994
4	4075
5	4882
6	6208
7	3834

Legend

Dwelling Units

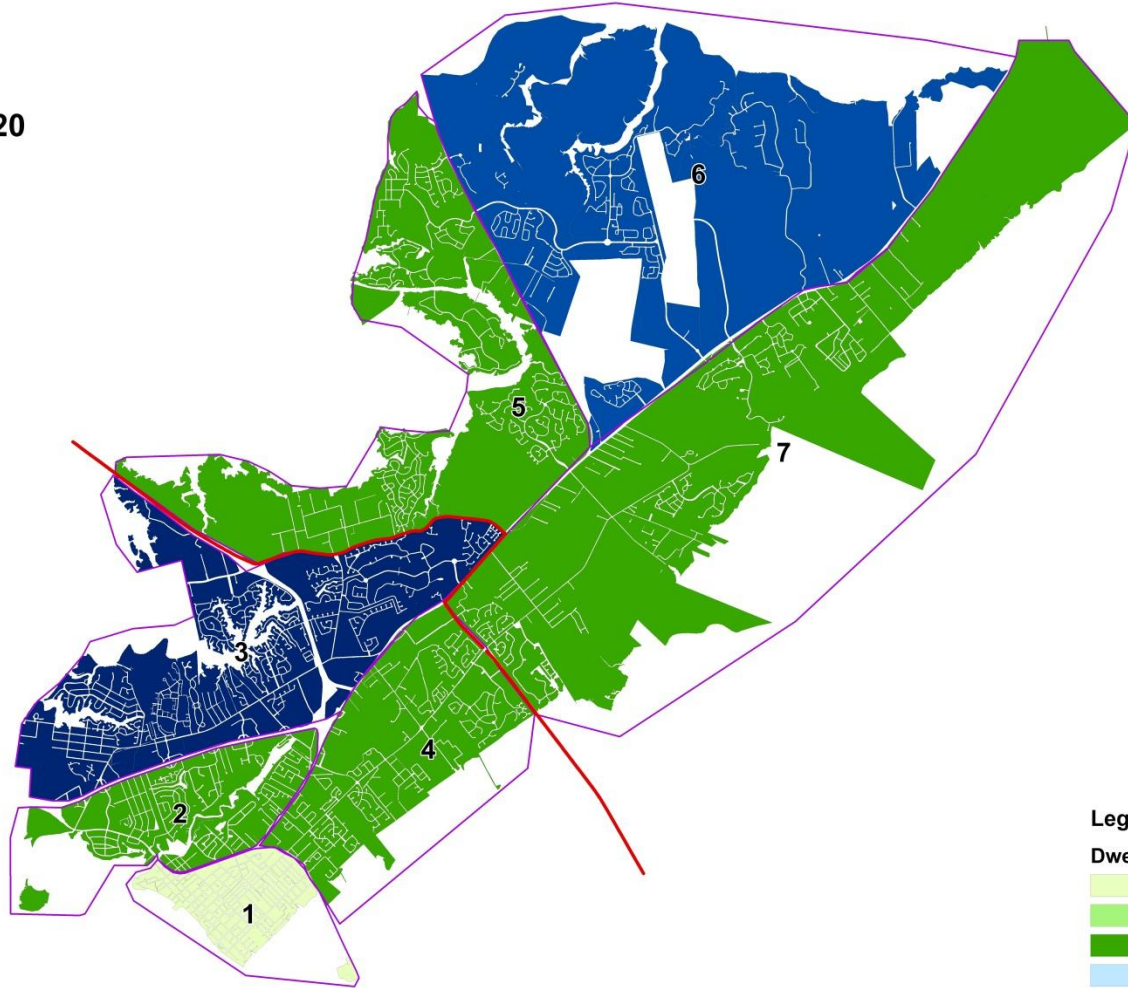
2500 - 3500
3501 - 4500
4501 - 5500
5501 - 6500
6501 - 7500
7501 - 8500
8501 - 9500

Projected Dwelling Units: 2020



Mount Pleasant SC
COME ON OVER

Dwelling Units 2020



Area	Dwelling Units 2020
1	3190
2	4705
3	8980
4	5379
5	5135
6	7812
7	5091

Legend

Dwelling Units

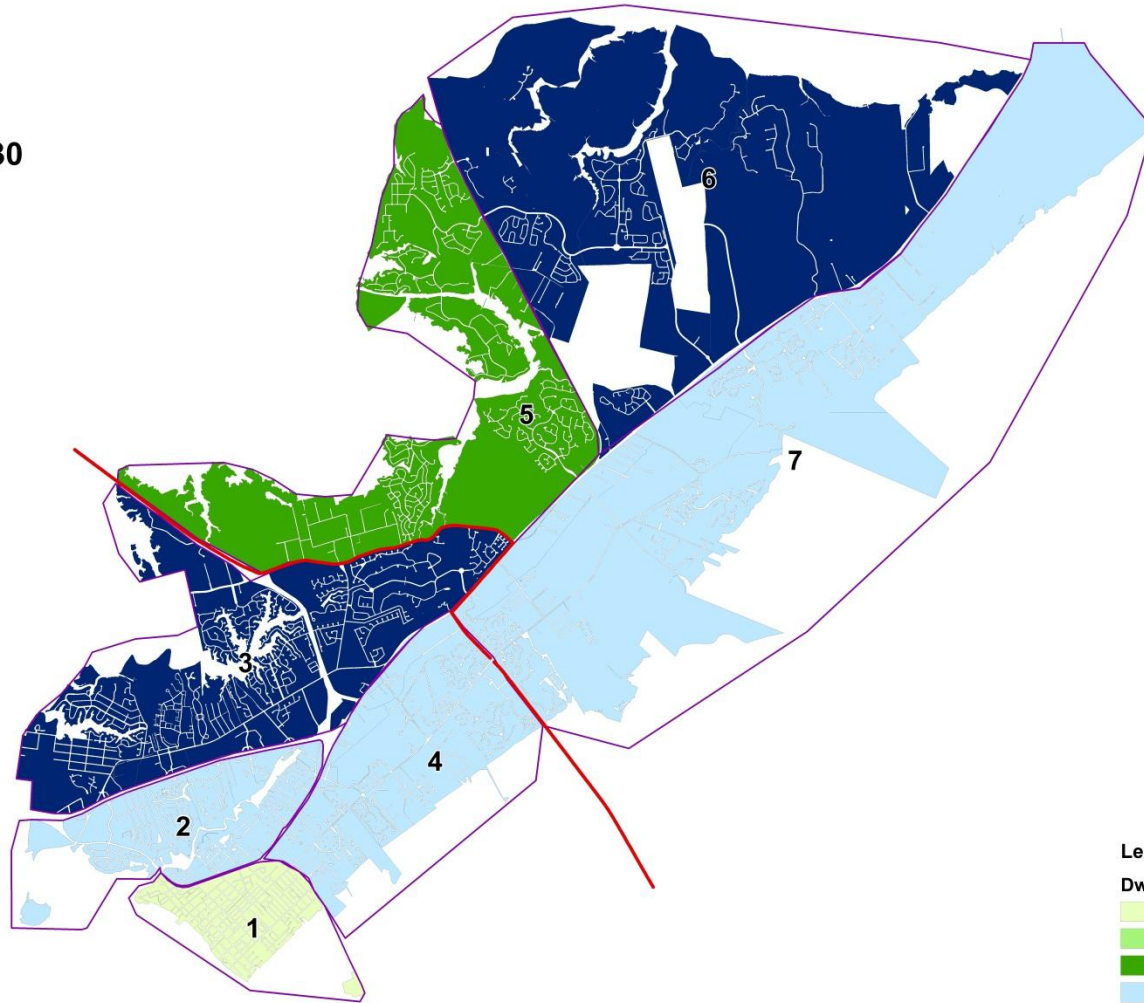
2500 - 3500
3501 - 4500
4501 - 5500
5501 - 6500
6501 - 7500
7501 - 8500
8501 - 9500

Projected Dwelling Units: 2030



Mount Pleasant SC
COME ON OVER

Dwelling Units 2030



Area	Dwelling Units 2030
1	3305
2	5678
3	9436
4	5814
5	5376
6	8960
7	5631

Legend

Dwelling Units

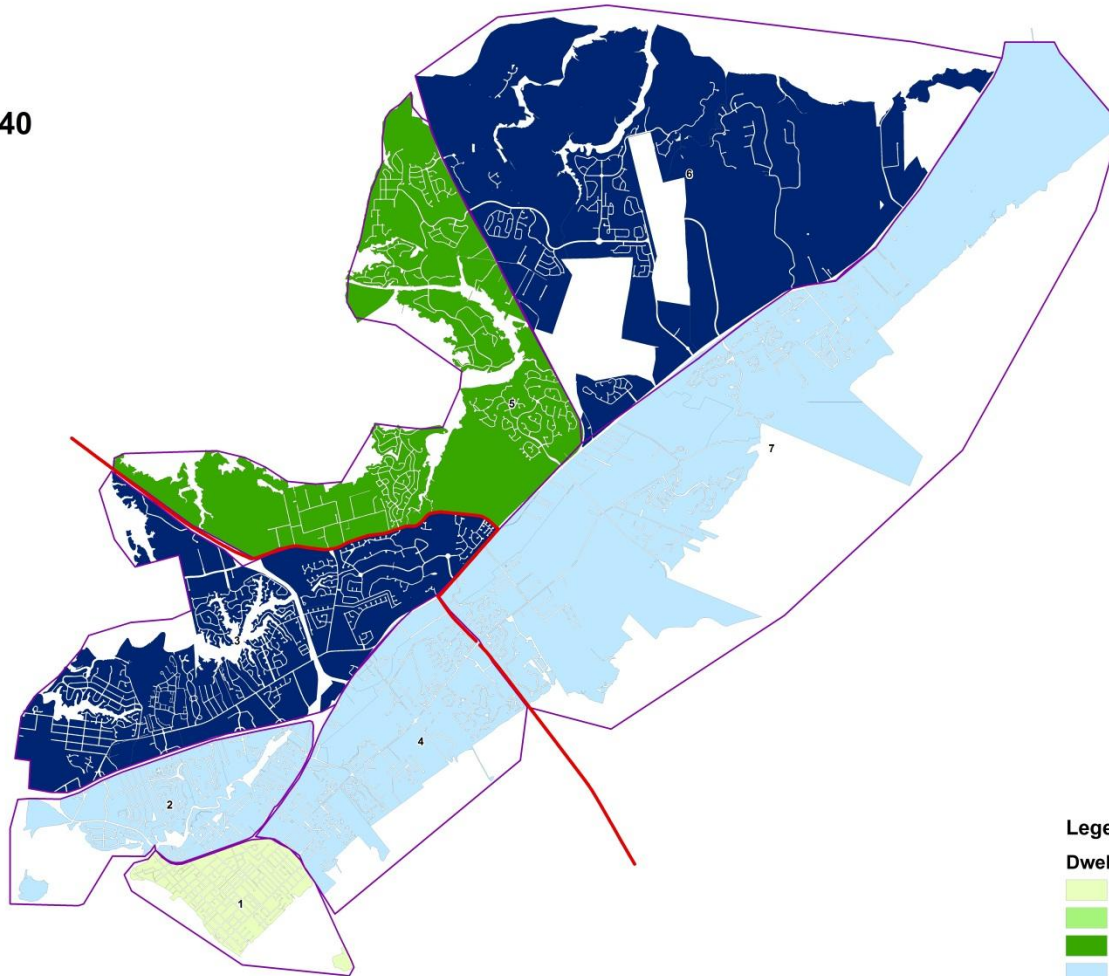
2500 - 3500
3501 - 4500
4501 - 5500
5501 - 6500
6501 - 7500
7501 - 8500
8501 - 9500

Projected Dwelling Units: 2040



Mount Pleasant SC
COME ON OVER

Dwelling Units 2040



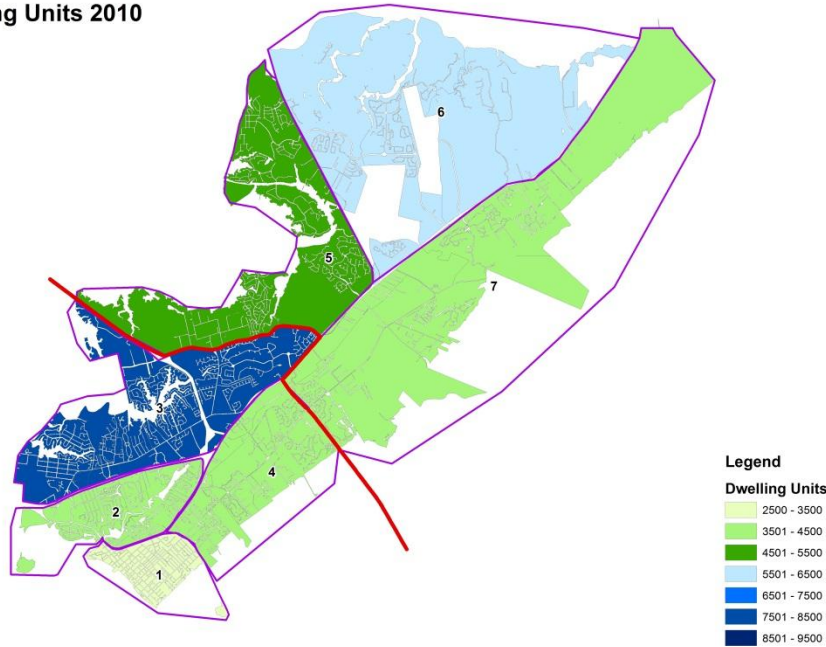
Area	Dwelling Units 2040
1	3363
2	6229
3	9515
4	5906
5	5387
6	9565
7	6079

Legend

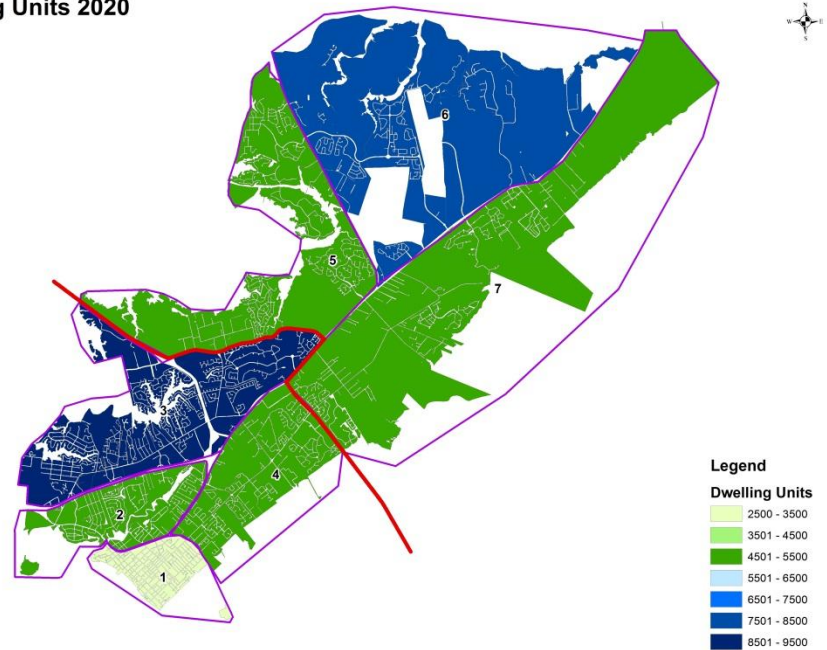
Dwelling Units

2500 - 3500
3501 - 4500
4501 - 5500
5501 - 6500
6501 - 7500
7501 - 8500
8501 - 9565

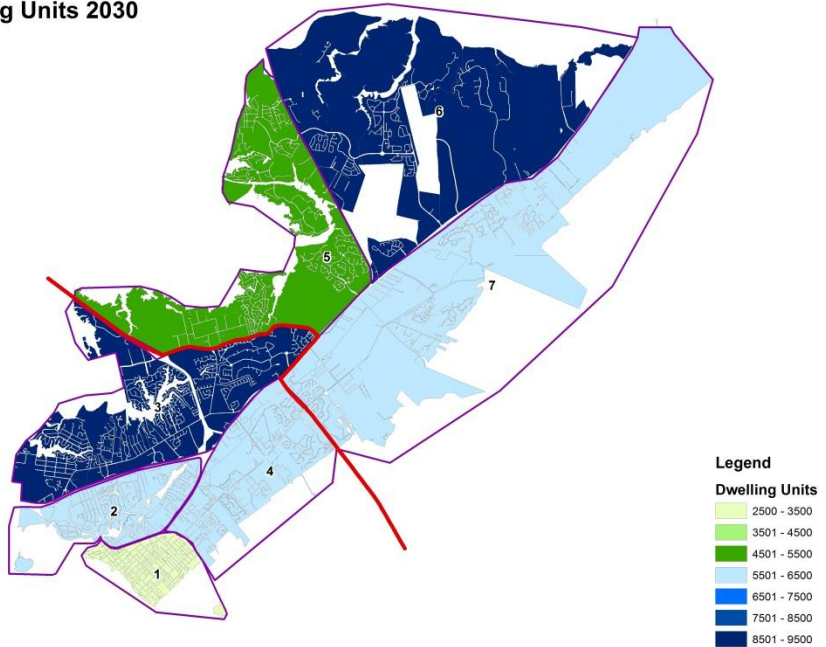
Dwelling Units 2010



Dwelling Units 2020



Dwelling Units 2030



Dwelling Units 2040

