



POPULATION ELEMENT

Element Goal

Accommodate the Seabrook Island community in an environmentally and fiscally sustainable manner, with particular attention to preserving the island's natural beauty while continuing to provide its residents and visitors a healthy and active lifestyle.

3.1: OVERVIEW

The Population Element provides a basic picture of the population characteristics of the Town. This element examines historic trends and projections of the population, household numbers and sizes, educational levels, income characteristics, gender, and racial composition. The majority of the data contained in the Population Element has been extracted from the U.S. Bureau of Census 2000 and 2010, and the American Community Survey 2012-2016 Five-Year Estimates. For 2018 and 2023 projections, an additional data source used is the Town of Seabrook Island community profile. This report was generated in July 2018, using the ESRI's ArcGIS Business Analyst tool, a mapping and spatial analytics software package that utilizes the same U.S. Census Bureau and American Community Survey base referenced above.

The Town's population characteristics differ from many other communities in that the majority of the property owners in the Town do not live there full-time, and a large portion of the housing is likely used as vacation homes or vacation rentals. With such a large number of available homes to accommodate guests, the Town experiences a large, seasonal tourist influx. Therefore, the Town's population should be recognized as consisting of three distinct groups: residents (including property owners and renters), non-resident property owners, and visitors/tourists. It should be noted that the census data contained in this section only applies to the

resident population, which is defined by the Census Bureau as "those persons usually resident in that particular area (where they live and sleep most of the time)."

3.2: BACKGROUND AND INVENTORY OF EXISTING CONDITIONS

Overall Population Analysis

The resident population of the Town, based on the U.S. Census American Community Survey Five-Year Estimate 2012-2016, was at 1,726 in 2016. This is an increase of 476 residents, or 38 percent, from the 2000 census resident population total. However, while the resident population of Charleston County as a whole has continued to grow dramatically since 2010, the Town's residential population growth has essentially leveled off. For Charleston County, the population grew from 351,023 residents in 2010 to 396,570 residents in 2016, an increase of 12.9 percent. Over the same timeframe, the Town's population grew from 1,714 residents to 1,726 residents, an increase of only 0.7 percent. Figure 3.1 shows the Town's resident population growth from 1990 to 2016, and includes the increase in median age (discussed in further detail later in this chapter).

This trend of slow, steady population growth is projected to continue according to the Town of Seabrook Island Community Profile. The projections for the years 2018 and 2023, as shown in Figure 3.2, are derived from current events and past trends. While the general rule of thumb is that the smaller an area, the more difficult it is to provide accurate population projections, there are two important characteristics related to the Town's resident population that support a slow future growth projection. First, according to Town records there are only about 380 remaining vacant residential lots available, some of which are unlikely to ever be developed. Second, the Town is averaging only about 21 new construction building



FIGURE 3.1

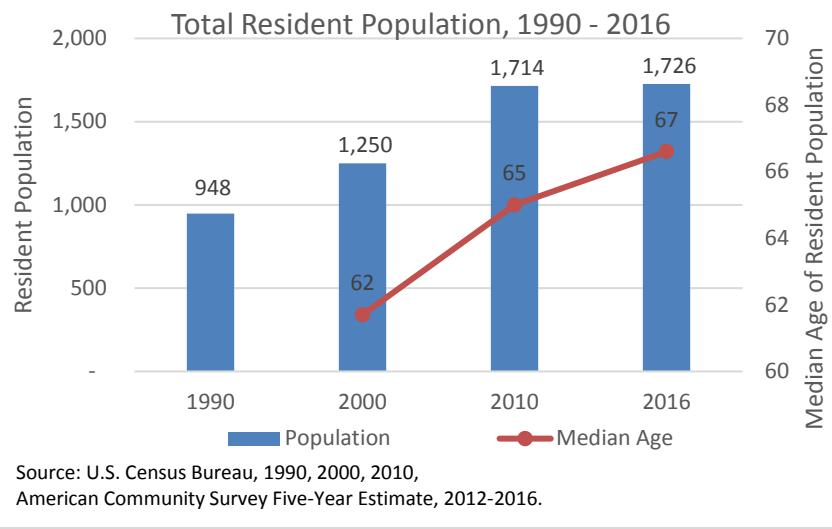


FIGURE 3.2

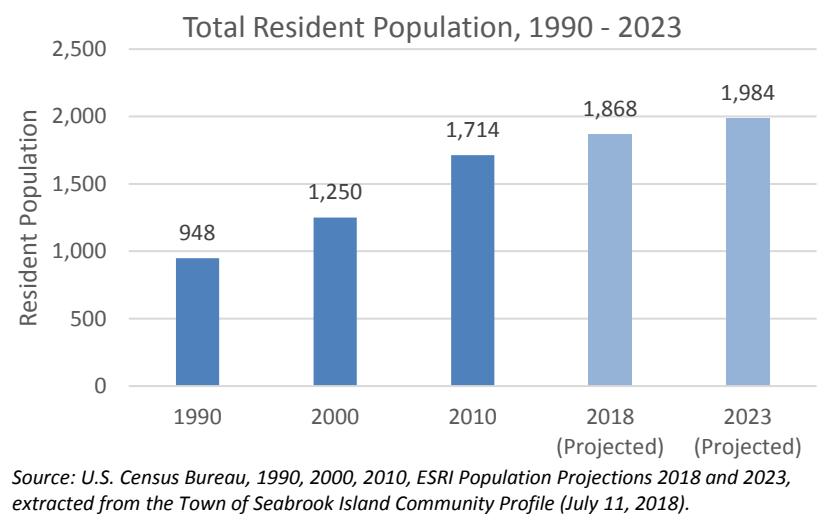
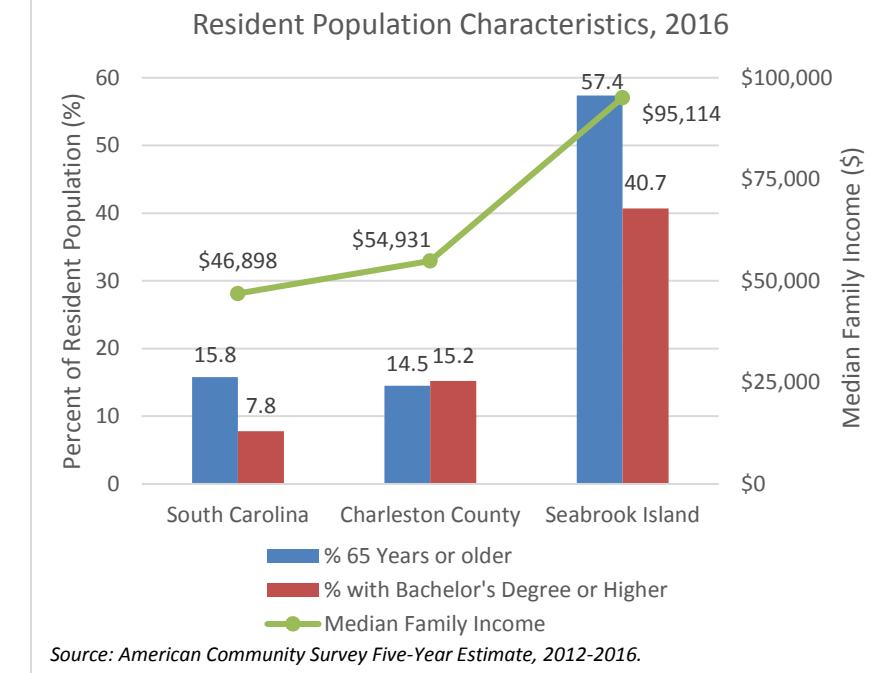


FIGURE 3.3



permits per year (BCDCOG Construction Quarterly). Using the 2010 U.S. Census as an indicator, only about 42 percent of these new homes on Seabrook Island will be owner or renter occupied.

Thus, the Town exhibits resident population characteristics more indicative of communities such as Kiawah Island, than of the countywide or statewide population. Further evidence of this is demonstrated in a comparison of the Town, Charleston County, and the State of South Carolina with respect to three distinct demographic variables: percentage of residents over the age of 65, percentage of residents with at least a bachelor's degree, and the resident population median family income (Figure 3.3).



Population Trends by Age Groups

While an examination of overall population is insightful in determining “big picture” community needs such as a utility expansion or road widening, a look at the trends of specific age groups can help identify more concise needs such as the specific types of parks or community facilities that would best serve a future population. For the Town of Seabrook Island, two important age groups to analyze are “population under 25” and “population 55 and older”.

In comparing Charleston County as a whole to Seabrook Island, the percentage of the overall population that these two age groups represent contrasts markedly. In 2010, the “under 25” age group made up 33 percent of Charleston County’s overall population, but only 6.3 percent of Seabrook Island’s, while the “55 and over” age group made up 24.9 percent of Charleston County’s overall population, yet represented 77.3 percent of the overall Seabrook Island population (Figure 3.4).

From 2000 to 2010, the Town’s “under 25” age group population grew from 76 to 109, an increase of over 43 percent. However, projections for 2018 and 2023 show that this growth is not expected to continue (Figure 3.5), and in fact this age group is expected to experience a slight decrease. Such small resident populations for these age groups provide little incentive for the establishment of a pre-school or traditional K-12 school on Seabrook Island. However, non-resident and visitor/tourist populations likely greatly increase these age group populations, especially over the summer months, and this should be taken into consideration with regard to future amenities or community facility improvements. For example, should existing bicycle and pedestrian pathways, or access to recreational activities such as swimming and horseback riding, be revised to better accommodate young children and teenagers?

The recent and projected population change for the “55 and over” age group is more significant than that of the “under 25” age group. From 2000 to 2010, the Town’s “55 and over” age group grew from

FIGURE 3.4 AGE GROUP COMPARISON, 2010				
	Charleston County		Seabrook Island	
Age Group	Number	Percent	Number	Percent
Under 5 years	22,886	6.5	26	1.5
5 to 9 years	20,077	5.7	19	1.1
10 to 14 years	18,419	5.3	16	0.9
15 to 19 years	22,528	6.4	17	1.0
20 to 24 years	31,910	9.1	31	1.8
Total	115,820	33.0	109	6.3
55 to 59 years	22,572	6.4	171	10.0
60 to 64 years	20,487	5.8	294	17.2
65 to 69 years	14,850	4.2	359	20.9
70 to 74 years	10,160	2.9	208	12.1
75 to 79 years	7,858	2.2	163	9.5
80 to 84 years	6,011	1.7	81	4.7
85 years and over	5,842	1.7	49	2.9
Total	87,780	24.9	1,325	77.3

Source: U.S. Census Bureau, 2010

864 to 1,325, an increase of over 53 percent. More importantly, this age group is projected to continue to grow to 1,691 seniors by the year 2023 (Figure 3.6). Based on these projections, the Town’s median age of 62 in the year 2000, and 65 in the year 2010 (Figure 3.1), will increase to 66.8 in 2018, and 68.7 in 2023.

In addition to the Town’s increase in median age over time, also known as an “aging population”, Americans in general are living longer. According to the Center for Disease Control’s National Center for Health Statistics, in 2018 the average life expectancy for Americans is 78.7 years. Questions regarding the impact of an ageing population are wide-ranging and include:

- Have citizens properly planned for retirement?
- Should housing be closer to service nodes and health care facilities?



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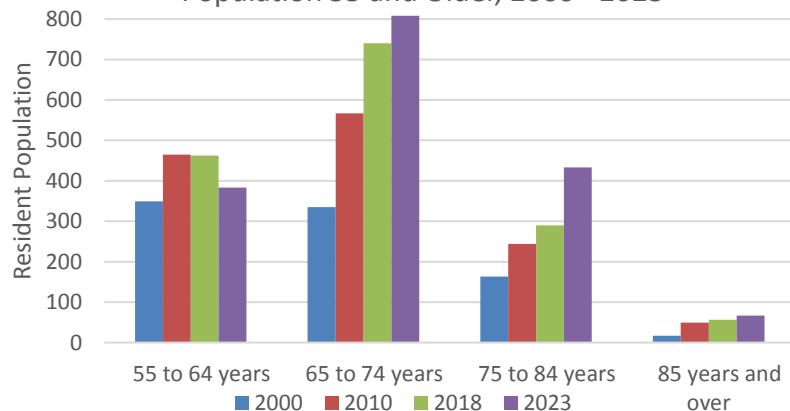
FIGURE 3.5

Population Under 25, 2000 - 2023



Source: U.S. Census Bureau, 2000, 2010, ESRI Population Projections 2018 and 2023, extracted from the Town of Seabrook Island Community Profile (July 11, 2018).

FIGURE 3.6
Population 55 and Older, 2000 - 2023



Source: U.S. Census Bureau, 2000, 2010, ESRI Population Projections 2018 and 2023, extracted from the Town of Seabrook Island Community Profile (July 11, 2018).

- Should building codes be updated to reflect an ageing population (for example, codes addressing handrails, ramps and street-level entrances)?
- Will there be a change in demand for goods and services?
- What are the associated changing costs to infrastructure as technology and commuter patterns adjust?
- Will there be an increase in sole person households, and what are the ramifications?

The Town should identify the potential community needs of its ageing population, and formulate strategies that can be implemented locally to address them. While some of the strategies could be directly addressed through local government action, others may require a broader community effort.

Commuter-Adjusted Population

A final component of population not yet discussed is the commuter-adjusted population. The concept of the commuter-adjusted population, also known as the “daytime population”, refers to the number of people who are present in an area during typical business hours. This is in contrast to the “resident population”, which refers to people who reside in a given area and are typically present during the evening and nighttime hours. The daytime population is calculated based on commuting data (“Journey to Work”) collected by the Census Bureau, and therefore only reflects the daily influx and outflow of workers. According to the Town’s community profile, the 2018 daytime population is 2,072 people of which 1,250 are residents who do not commute off the island during typical business hours, and the remaining 822 people make up the net influx of workers who commute onto the island during typical business hours. These 822 daily workers are in addition to the Town population represented by residents, non-resident property owners and visitors/tourists.

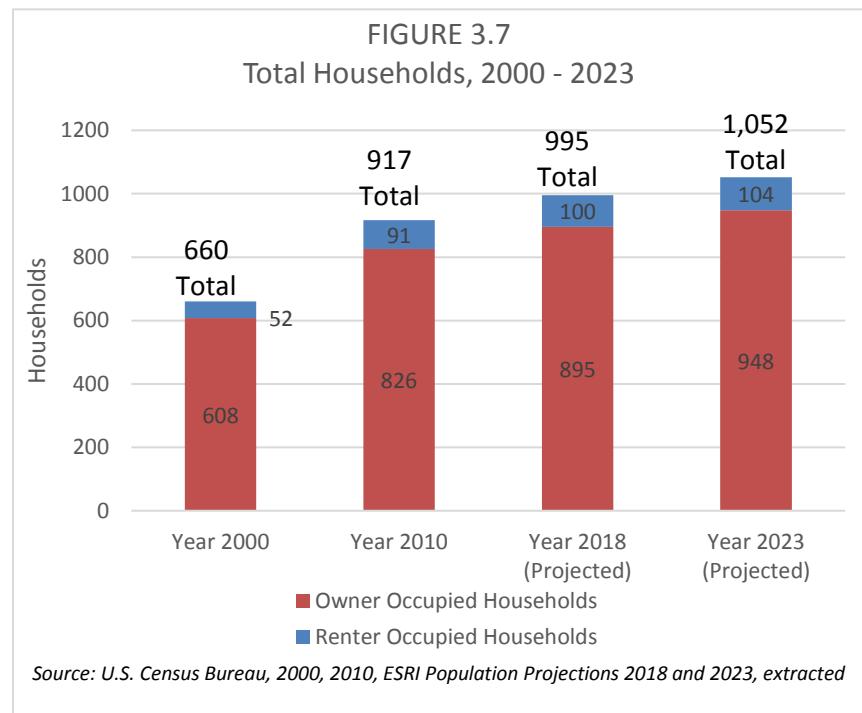


Households

The Census Bureau defines a *housing unit* as “a house, an apartment, a mobile home, a group of rooms, or a single room that is occupied (or if vacant, intended for occupancy) as separate living quarters”. *Households* are a subset of housing units and represent all occupied housing units. An analysis of Households, household sizes and family households are included in this Population Element, while an examination of housing units including location, type, age, condition, occupancy and affordability are included in the Housing Element (Chapter 8).

While the percentage of total Housing Units that are households increased only slightly from 40 percent in 2000 to 41.6 percent in 2010, the total number of households increased from 660 to 917, or nearly 39 percent. This increase in the number of Households is projected to continue, however at a much slower rate, through 2023: where 257 additional Households were added over the ten-year period from 2000 to 2010, only 135 additional Households are projected to be added for the thirteen-year period from 2010 to 2023 (Figure 3.7). The percentage of Households that are owner-occupied as opposed to renter-occupied remains consistent at about 90 percent in 2000 and 2010, as well as in the 2018 and 2023 projections. It is important to note that the renter-occupied Households being referenced here represent the long-term renter apportionment of the resident population reported by the Census Bureau, and should not be confused with the short-term renters that make up the visitor/tourist population and are not reported by the Census Bureau.

Not all Households contain families. As defined by the Census Bureau, family Households “consist of two or more individuals who are related by birth, marriage, or adoption, although they also may include other unrelated people”. Of the 660 Households in the Town in 2000, 466, or 71 percent, were family households. Likewise, of the 917 households in the Town in 2010, 647, or 71 percent were family households. As might be expected in a community where



Source: U.S. Census Bureau, 2000, 2010, ESRI Population Projections 2018 and 2023, extracted

only 6.3 percent of the 2010 population was under the age of 25, average household size and average family size were relatively small at 1.87 persons and 2.17 persons, respectively. Projections for 2023 show little change in the Town’s Household size and family size; however, these numbers are somewhat lower than the South Carolina average of 2.53 persons per household and 3.02 persons per family. Percent change in the Town’s household data from 2000 to 2010 is shown in Figure 3.8.

Educational Attainment

The resident population of the Town is more educated than both Charleston County and the State of South Carolina as a whole. Of the 25 years and older population, over 98 percent of Town residents have a high school diploma. This is 12 percentage points higher than the same age group in the overall state population. The



FIGURE 3.8 HOUSEHOLDS BY RELATIONSHIP AND TYPE, 2000-2010			
	2000	2010	% Chg
Households by Relationship			
Total population	1,250	1,714	37%
In households	1,225	1,714	40%
Householder	660	917	39%
Spouse	450	627	39%
Child	63	105	67%
Other relatives	17	26	53%
Nonrelatives	35	39	11%
In group quarters (noninstitutionalized)	25	0	
Households by Type			
Total households	660	917	39%
Family households (families)	466	647	39%
Married-couple family	450	627	39%
Male householder, no wife present	1	5	400%
Female householder, no husband present	15	15	0%
Nonfamily households	194	270	39%
Householder living alone	164	240	46%
Householder 65 years and over	78	146	87%
Households by Age Group and Size			
Households with individuals under 18 years	26	43	65%
Households with individuals 65 years and over	333	563	69%
Average household size	1.86	1.87	1%
Average family size	2.14	2.17	1%
Source: U.S. Census Bureau, 2000, 2010			

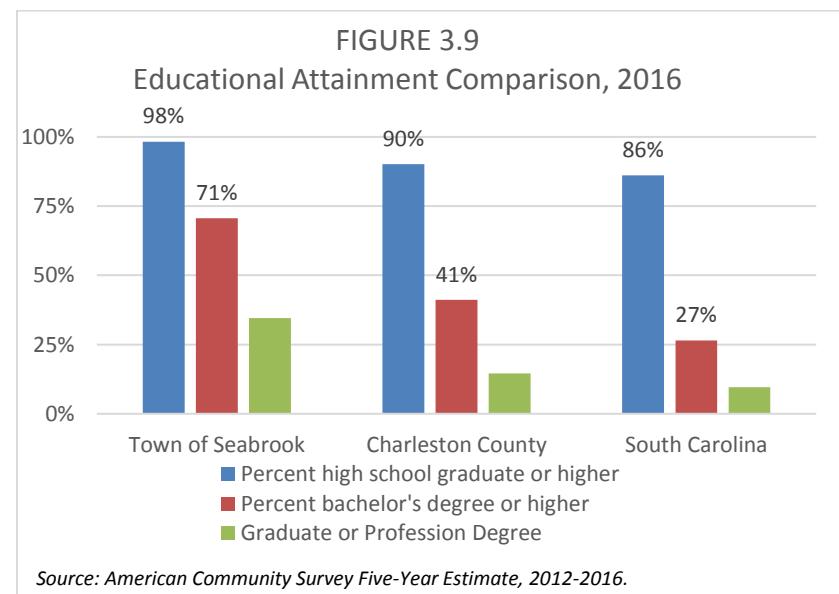
disparity in educational attainment becomes more pronounced regarding postsecondary education. While 71 percent of the Town's 25 and older population has a bachelor's degree, and 35 percent have a graduate or professional degree, statewide in this age group, only 27 percent have a bachelor's degree and 10 percent have a graduate or professional degree (Figure 3.9).

Gross Income

The median reported annual gross income for the Town in 2016 was \$95,114, more than double the South Carolina median gross

income of \$46,898 (Figure 3.10). The Town's median Household gross income has grown over 45 percent from \$66,548 in 2000 to \$96,667 in 2010. From 2010 to 2023, the Town's median Household income is projected to grow an additional 30 percent, to \$125,756 (Figure 3.11).

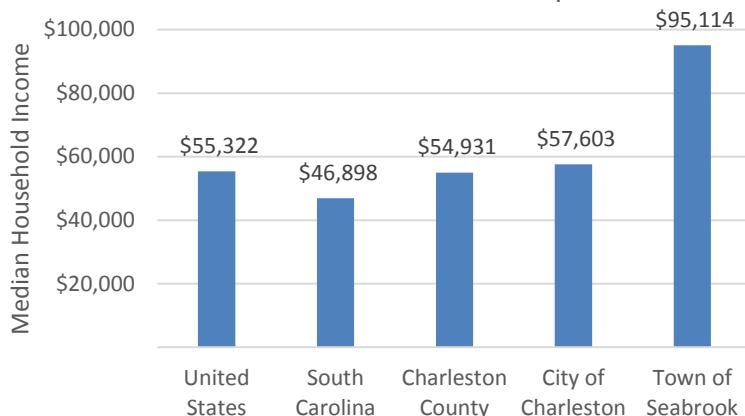
As would be expected, a larger percentage of the Town's population collects social security and a retirement income than does the State of South Carolina as a whole. According to the 2012-2016 American Community Survey, more than 61 percent of Town residents have received social security income in the last twelve months, as compared to about 34 percent for the entire state. Similarly, over 39 percent of the Town's population has collected retirement income over the last twelve months, nearly double the 20 percent of South Carolinians overall who receive retirement income.





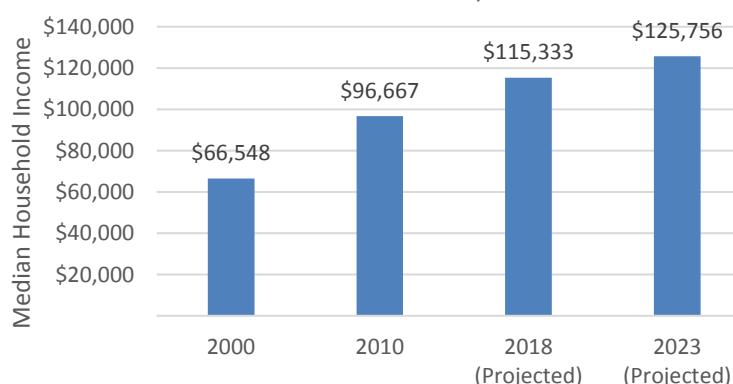
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FIGURE 3.10
Median Household Income Comparison



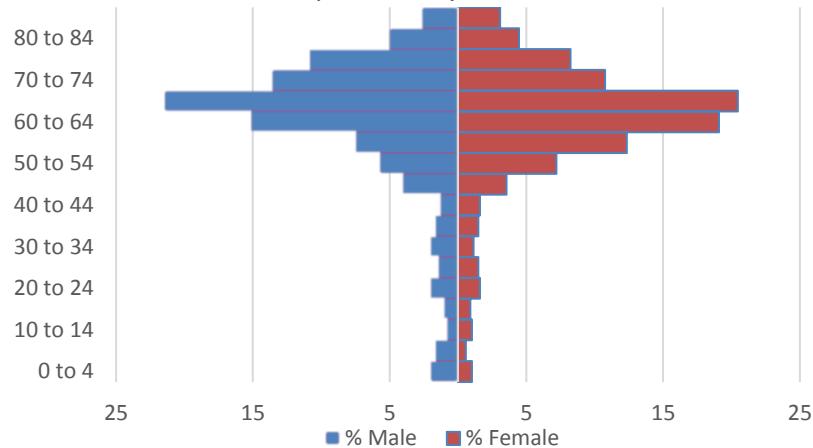
Source: American Community Survey Five-Year Estimate, 2012-2016.

FIGURE 3.11
Median Household Income, 2000 - 2023



Source: U.S. Census Bureau, 2000, 2010, ESRI Population Projections 2018 and 2023, extracted from the Town of Seabrook Island Community Profile.

FIGURE 3.12
Population Pyramid, 2010



Source: U.S. Census Bureau, 2010.

Gender and Race

The 2010 population pyramid in Figure 3.12 shows at a glance how evenly split the Town's population is with respect to age and gender. Approximately 51.1 percent of the population is female. This population breakdown by gender is consistent with Charleston County (51.5 percent female) and the state of South Carolina as a whole (51.4 percent female).

With regard to race, the Town's population is much more racially homogenous than both Charleston County and the state of South Carolina. While the Town is approximately 97 percent white, 2 percent black, and the remaining 1 percent other races, Charleston County is approximately 65 percent white, 31 percent black, and 4 percent other races, and the state of South Carolina is approximately 66 white, 28 percent black and 6 percent other races.



3.3: POPULATION ELEMENT GOAL

Accommodate the Seabrook Island community in an environmentally and fiscally sustainable manner, with particular attention to preserving the island's natural beauty while continuing to provide its residents and visitors a healthy and active lifestyle.

Population Element Needs

- The non-resident population fluctuates dramatically on a seasonal basis creating the need for different facilities and services;
- The resident population tends to be older, more affluent, and better educated than national, state, and local averages, thus creating the need for different services and facilities than seen in other communities; and
- There is a need to improve the communication capabilities of the Town regarding the distribution of both general information and timely emergency information to non-resident property owners, as well as the many visitors to the island.

3.4: POPULATION ELEMENT STRATEGIES AND TIMEFRAMES

The Town should undertake the following strategic actions in support of the vision and goals of this Plan. These implementation strategies will be reviewed a minimum of every five years and updated every ten years from the date of adoption of this Plan.

1. Provide residents, non-resident property owners, and visitors with a safe and secure environment and high quality community facilities.
2. Develop more accurate data on property owner and visitor populations in order to assess and project the need for community services and facilities.
3. Develop strategies that identify and respond to changes in population trends that result in a change in population needs and desires.
4. Enhance the ability to identify and engage non-property owners living on the island, and property owners who do not live on the island.
5. Address issues of aging population.
6. Develop processes to more efficiently disseminate both general and emergency information from the Town to its visitors and non-resident property owners.