

PLANNING COMMISSION

FEBRUARY 13, 2014

The Planning Commission met in the Council Chambers of the Town of James Island, 1238-B Camp Road, James Island, SC on Thursday, February 13, 2014 at 6:00 p.m. Members present: Chairman David Bevon, who presided, Robin Hardin, Ed Lohr, Bill Lyon, and Garrett Milliken.

Also present: Kristen Crane, Town Planner, Councilman Leonard Blank, Charleston County Zoning and Planning Staff: James Hackett, Planning Support Supervisor, and Frances Simmons, Secretary to the Planning Commission.

Call to Order: Chairman Bevon called the meeting to order at 6:00 p.m.

Prayer and Pledge: Commissioner Hardin led the prayer and followed with the Pledge of Allegiance.

Compliance with the Freedom of Information Act: Chairman Bevon announced that this meeting was noticed in compliance with the South Carolina Freedom of Information Act.

Approval of January 9, 2014 Minutes: Chairman Bevon moved to approve the minutes of the January 9, 2014 meeting; seconded by Commissioner Milliken and passed unanimously.

Public Comments: None.

Staff Comments: None:

Discussion and Presentation of Comprehensive Plan - Population Element: James Hackett led discussion of the Population Element (copy attached). He noted that changes that are made will be revisited before the Plan is adopted.

The Planning Commission participated in discussion and provided feedback of changes to the Population Element.

Recommended changes:

Page 1, paragraph 2 to read: The purpose and intent of the population data contained in this element is to identify future service **and land use** of the population which can be addressed through this Comprehensive Plan update and to help guide policy decisions.

Population:

Figure x.x.1: Use the island as a whole and breakdown when possible

Develop Table of Residential Properties in the Town

Develop geographic data of all of James Island; breakdown by County, Town, City

Race:

Make correction that the African American population decreased
Add percentage (%) to the Hispanic population
Add percent (%) of change at bottom of table on figure x.x.5

The Planning Commission discussed monitoring population growth. There are several entities that can provide this information: The Council of Governments (COG), and Trident Board of Realtors.

Population Element Strategies and Timeframes:

Mr. Hackett reviewed three strategic actions in support of the goals of the Population Element. He noted that the implementation strategies should be reviewed every five years and updated every ten years from the date of the Plan is adopted. These goals are:

- P.1. Identify and propose annexation of the pockets of land surrounded by the Town limits. This strategy is underway with the scheduled annexation election scheduled for February 25.
- P.2: Monitor population growth trends and demographic shifts as indicators of population change and use this information in future updates of the Comprehensive Plan.
- P.3: Continue to monitor and evaluate local and national demographic trends for their potential impacts on land use and development patterns.

Mr. Hackett will incorporate the changes that were made tonight. The Planning Commission will be given a binder for changes as they are made to each chapter.

Chair's Comments: None

Commissioners' Comments: None

Next Meeting Date: The next meeting of the Planning Commission will be held on Thursday, March 13, 2014 at 6:00 p.m.

Adjourn: There being no further business to come before the body, the meeting adjourned at 6:47 p.m.

Respectfully submitted:



Frances Simmons
Secretary to the Planning Commission

Population Element

x.x.1: Overview and Purpose and Intent

The Population Element of the Comprehensive Plan identifies the demographics of the current and future population of the Town. This element typically includes past demographic trends, existing conditions, and future projections regarding the number, size, and characteristics of households; educational levels and trends; income characteristics and trends; race; sex; age and other demographic information

The purpose and intent of the population data contained in this element is to identify future service needs of the population which can be addressed through this Comprehensive Plan update and to help guide policy decisions.

x.x.2: Background and Inventory of Existing Conditions

The population data contained in this element is derived from the 2000 and 2010 Census, the most recent Census data available at the time of this update. One problem due to the timing of the Town's incorporation is that Census information was not collected at the level of the Town's jurisdictional boundary. Census Tracts that included any of the Town's parcels were identified and the population is included. Information from the 2010 Census was able to be determined at the Census Block level, which more closely aligns with the Town's jurisdictional boundary. The same level of information was not available from the 2000 Census. Complete population and demographic information will not be available until the 2020 Census is complete. That information will be available to be included in the next Comprehensive Plan ten year update.

Population

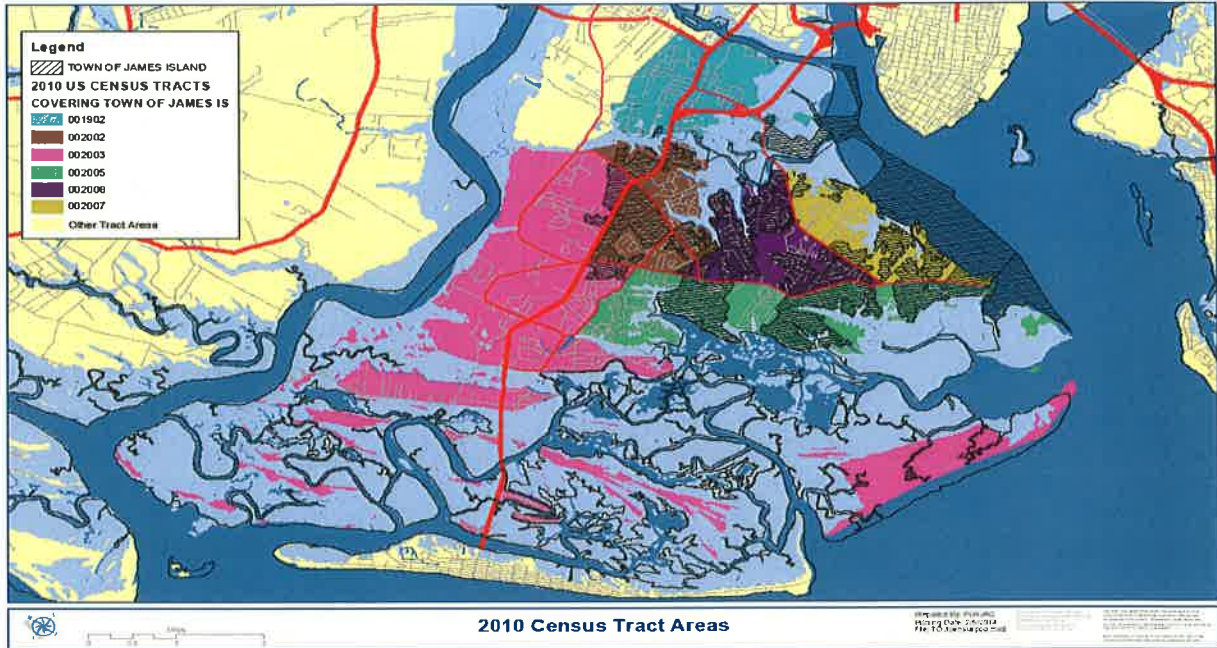
Population growth in Census Tracts that contain Town parcels increased significantly between 2000 and 2010 when the population grew by approximately 35 percent. Figure x.x.1 shows the population change in Census Tracts that include Town parcels between 2000 and 2010.

Figure x.x.1: Town of James Island Census Tract Population Growth, 2000-2010*

Census	Population	Change	Percent Change 2000-2010
2000	24,005	0	0
2010	32,417	8,412	35%

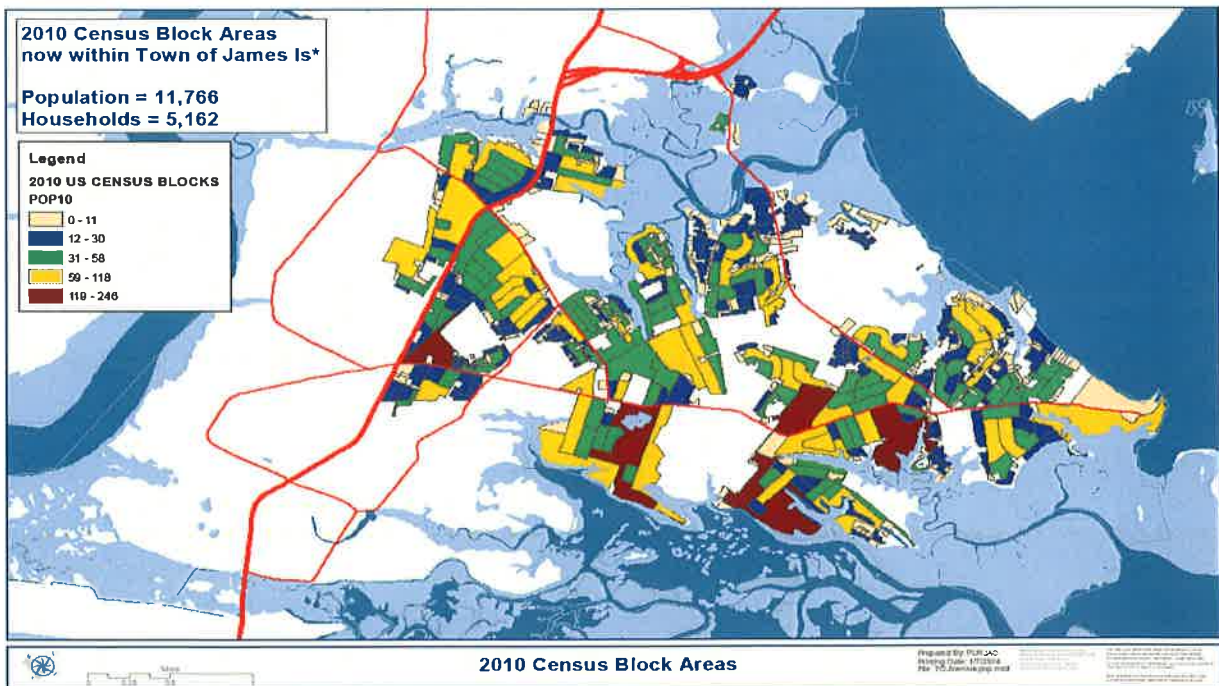
*Source: All data was derived from the U.S. Census Bureau.

Figure x.x.2 James Island Census Tracts containing Town of James Island Parcels



An analysis of 2010 Census Block data, which is smaller than a Census Tract, and is the measurable data unit that most closely matches the Town’s jurisdictional boundary, indicates that the 2010 population of the Town is 11,766. The data also indicates there are 5,162 households in the Town.

Figure x.x.3 James Island Census Tracts containing Town of James Island Parcels



Due to the constraints of available Census information the closest reliable data for demographics is based on the 29412 Zip Code, which includes all of James Island. The 2020 Census will contain demographic information at the Town of James Island scale.

Age and Gender Distribution

Age/Gender/Race information was available from both the 2000 and 2010 Census at the Zip Code level. This includes parcels within the Town of James Island, City of Charleston, and unincorporated James Island. While the figures do not exactly match the Town’s boundary, some general trends and issues may be identified to help direct the Town’s future until more precise data is acquired in the 2020 Census.

The island, as a whole, increased in population by more than twelve percent. This increase is evenly distributed between males and females. Children aged five and younger increased by over eleven percent while all other minor aged groups declined, particularly the ten to fourteen year old age group which dropped by more than twenty-five percent.

The number of young adults (age 20-34 years) increased significantly while the 35-44 year age group was the only adult group to see a decline. The older adult age groups also experienced large increases, particularly the 85+ age group, which increased by almost sixty percent.

The percentage of adults living on James Island increased during the 200-2010 period by almost 18%, with the percentage of males slightly leading the percentage of females. This pattern holds for the older adult categories as well, with all groups increasing between ten and twenty percent.

Figure x.x.4: Age/Gender Breakdown, 2000-2010

	2000	2010	Percent Change (2000-2010)
Total Population	31,923	35,850	12.30%
Male	15,311	17,217	12.45%
Female	16,612	18,633	12.14%
Age			
Under 5 Years	1,721	1,912	11.10%
5-9 Years	1,809	1,729	-4.42%
10-14 Years	2,140	1,601	-25.19%
15-19 Years	1,814	1,703	-6.12%
20-24 Years	2,058	2,852	38.58%
25-34 Years	4,669	6,865	47.03%
35-44 Years	5,197	4,475	-13.89%
45-54 Years	4,628	4,959	7.15%
55-59 Years	1,723	2,304	33.72%
60-64 Years	1,456	2,068	42.03%
65-74 Years	2,493	2,860	14.72%
75-84 Years	1,744	1,771	1.55%
85+ Years	471	751	59.45%
18+ Years	25,079	29,570	17.91%
Male	11,788	14,095	19.57%
Female	13,291	15,475	16.43%
21+ Years	24,079	28,459	18.19%
62+ Years	5,574	6,575	17.96%
65+ Years	4,708	5,382	14.32%
Male	1,909	2,258	18.28%
Female	2,799	3,124	11.61%

Source: U.S. Bureau of the Census

Race

Between 2000 and 2010, the African American population increased just over eleven percent while the White population increased more than seventeen percent. The Hispanic population had the largest increase at more than eighty percent while the Other Race category had the largest decrease at more than sixty-eight percent.

Figure x.x5: Population by Race, 2000-2010

	2000	2010	Percent Change (2000-2010)
White	24,898	29,183	17.21%
African American	6,364	5,650	-11.22%
Hispanic (of any race)	383	704	83.81%
Other Race	992	313	-68.45%

Source: U.S. Bureau of the Census

x.x.3: Population Element Needs

Population Element Needs include, but are not limited to the following:

- Developing measurable demographic criteria at the Town level for policy development; and
- Monitoring local and national demographic trends and shifts
- Developing policies to meet the needs of the Town's population

x.x.4: Population Element Goal

Continue population growth through annexation to fill in the pockets of land that have not been annexed. This will allow the Town of James Island to have a better defined service area and more of a sense of community.

x.x.5: Population Element Strategies and Time Frames

The Town should undertake the following strategic actions in support of the 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.

- P 1. Identify and propose annexation of the pockets of land surrounded by the Town limits.
- P 2. Monitor population growth trends and demographic shifts as indicators of population change and use this information in future updates to the Comprehensive Plan.
- P 3. Continue to monitor and evaluate local and national demographic trends for their potential impacts on land use and development patterns.