

Chapter 2: Demographic Changes

2.1 Overview

The Town of Edisto Beach poses challenges when conducting demographic analysis. As a seasonal resort community, the population fluctuates dramatically during the year causing the demographic characteristics of both the permanent and non-residential populations to be different from those of the surrounding area. Because of tourists and second home owners, the number of residents in the Town is considerably higher during the summer, which poses some very special transportation and community services planning challenges; funding for those facilities and personnel from state agencies is usually based only on permanent population, while visitor demand puts a strain on municipal resources. Using the total number of housing units not occupied on Census Day in April, 2000, or 1,456 units, and assuming a low average household size of three persons, about 4,500 people are added to the population during the summer months; a high average household size of six would bring that number to more than 8700. As a result, the total population in the summer likely ranged between 5100 and 9300 in the year 2000 compared to about 4,000 in 1990. The permanent population was 718 (estimate) in 2008, 641 in 2000 and 340 in 1990.

The following section deals only with the full-time population, comparing and contrasting the population age, income distribution, education, employment and the growth of the Town of Edisto Beach, Colleton County and Charleston County from 1990 to 2000, and the growth of the Town in relation to the counties and the Lowcountry region between 2000 and 2007. The section includes some information from Charleston County because of the close relationship Edisto Beach has with that County, as many identify the Town of Edisto Beach as part of greater Charleston. The most recent data available for Edisto Beach has been utilized.

This section also includes population projections in five-year increments to 2027; they should be used by the Town to plan for and to monitor future community resources.

2.2 Population Changes

1990-2000

The 2000 U.S. Census data noted that the Town of Edisto Beach had a permanent population of 641; this was nearly a 90 percent increase from 1990 when the Town recorded 340 fulltime residents (Table 1). From 1990 to 2000, the number of children in the Town under the age of five decreased, while those ages 5-19 years increased. In the last ten years, the number of young adults (20-24 years) has remained stable, while those in the traditional working age population (25-54 years) grew by 120 percent. Residents nearing retirement age (55-64 years) and the elderly population (65+ years) grew by more than 80 percent. The racial and ethnic composition of the Town in 2000 was primarily white but, since 1990, the community has become more diverse with the addition of more black and Hispanic residents. The number of married households with children under the age of 18 increased. **Note:** The total population number of the Town for 2000 on Table 1 differs from that on Table 2 as a result of post-Census 2000 updating by the Census Bureau.

Table 1. Population Changes: Town of Edisto Beach and Colleton and Charleston Counties, (1990-2000)

	Town of Edisto Beach 1990	Town of Edisto Beach 2000	% Change	Colleton County 1990	Colleton County 2000	% Change	Charleston County 1990	Charleston County 2000	% Change
Total Persons	340	641	88.5	34,377	38,264	11.3	295,038	309,969	5.1
Total Households	161	329	104.3	12,040	14,470	20.2	106,858	123,326	15.1
Age Distribution									
Under 5 years	13	8	-38.5	2,607	2,649	1.6	23,642	19,806	-16.2
5- 9 Years	7	14	100.0	2,873	2,957	2.9	21,410	20,523	-4.1
10-14 Years	11	26	136.4	2,826	3,053	8.0	18,367	21,214	15.5
15-19 Years	14	18	28.6	2,795	2,889	3.4	21,390	23,042	7.72
20-24 Years	14	15	7.1	2,190	2,045	-6.6	31,633	26,258	-17.0
25-54 Years	103	227	120.4	13,539	15,777	16.5	126,582	135,583	7.1
55-64 Years	85	164	92.9	3,153	3,966	25.8	22,134	26,888	21.5
65+ Years	93	169	81.7	4,394	4,928	12.2	29,881	36,858	23.4
Household Information									
Married Couples w/ Own Children under 18	10	26	160.0	3,410	3,128	-8.3	25,605	22,070	-13.8
Married Couples w/ No Children under 18	105	170	61.9	3,612	4262	18.0	29,273	31,160	6.5

Source: U.S. Census Bureau, 1990 and 2000

In contrast to the rapid growth of the Town of Edisto Beach, the population of Colleton and Charleston had minimal population increase from 1990 to 2000, growing only by slightly more than 11 percent and five percent, respectively. The population of young adults (ages 20-24 years) decreased. The number of whites in Colleton County grew while the percentage of blacks declined. While the number of persons aged 55-64 nearly doubled in the Town of Edisto Beach in the last ten years, Colleton County had only a 26 percent growth in this segment of the population. The differences between the Town and County are notable when comparing the data for those over age 65; the Town's population grew 80 percent while the County's population of the 65 and over population increased only 12 percent. This is to be expected, given Edisto Beach's increasing popularity with people who are either planning to retire or have already retired. In the Town of Edisto Beach, the number of couples with children under the age of eighteen living at home increased by 160 percent while the number of Colleton County couples with dependant children decreased by 8 percent. Both the number of retirees and the number of school-age children have significance for the planning of community services and facilities and should be monitored whenever new data is available. The number of married couples with no children at home increased in both the Town and Colleton County, with the number of couples in the Town increasing at three times the rate of the County.

2000-2008

Since 2000, the US Census has been doing population estimates every year, with basic numbers for municipalities and more demographic details, such as age groups and ethnicity, available for counties. As a result, it is now possible to regularly evaluate the growth or decline in population without waiting for the decennial census.

In some municipalities it is possible to use the county's detailed data as reasonably accurate surrogates for a city or town. However, Edisto Beach and Colleton County have shown such marked demographic dissimilarities in the past that it would be erroneous to do so here. Hence, the use of Charleston County's demographics are more indicative of the town's trends.

Table 2 shows that the rate of growth in Edisto Beach was nearly 10 times the rate for Colleton County as a whole, but lower than the Lowcountry region's, and slightly lower than Charleston County's. At an annual average of 1.4 percent, the 2000 to 2008 growth rate was lower than the Town's annual average of 8.85 percent between 1990 and 2000. The lower growth rate during the later period may be a result of the implementation of the growth management policies and practices in Edisto Beach's 2003 Comprehensive Plan, the lessening availability of developable land or the less buoyant US economy—or a combination of all three and other factors. The annual population figures should be monitored carefully to keep track of changes each year. Over time the US Census expects to have more detailed data available for county subdivisions on a yearly basis, which will provide a better basis for decision-making.

Table 2
Population Growth 2000-2008

	% Change 2000- 2008	July 1, 2008	July 1, 2007	July 1, 2006	July 1, 2005	July 1, 2004	July 1, 2003	July 1, 2002	July 1, 2001	Census 2000
Colleton County	1.97%	39,019	38,903	38,903	38,878	38,890	38,730	38,612	38,435	38,264
Edisto Beach	11.15%	718	713	703	693	683	675	670	662	646
Charleston County	12.28%	348,046	342,973							309,969
Lowcountry Total	15.69%	232,839	229,382	225,191	220,404	215,833	211,859	209,237	205,468	201,265

Source: US Census

Visitor Population

Since tourism plays an important role in the economy of many jurisdictions throughout the state, while placing a burden upon the transportation and other facilities and services of those communities, several years ago staff at South Carolina Parks, Recreation and Tourism developed an alternative set of population numbers for 2000 for all 46 counties.

Called “Virtual Population,” and based on a formula that incorporated the number of recorded visitor nights, it is now no longer in use at the state level. The “virtual” increase for Colleton County was negligible at 2.79 percent, but Beaufort County’s was 23.96 percent, and this is probably a close approximation of how summer visitors and part-time residents contribute to the overall wear and tear on Edisto Beach’s roads and community services on an annualized basis. Using this ratio, Edisto Beach had a “virtual population” in 2008 of 890 permanent residents.

The issue of the impact of visitors on the Town of Edisto Beach will be addressed again in subsequent sections of the Comprehensive Plan.

Building Permits (2000-2007) and Population

As the 2003 Comprehensive Plan stated, “In many communities it is possible to estimate growth between Census years by using residential building permit data and a household size multiplier. Because of the seasonal nature of the population of the Town, however, the number of new housing units is simply an indicator of the rate of new development.” Since the Census annual population estimates are now available, this section will be moved to the Housing element of the Plan, where it properly belongs.

Population Forecasts

It is difficult to predict either future population or future development in Edisto Beach, since the Town does not exist in economic isolation; at the present time even highly skilled economists cannot foretell the future with any certainty. However, the Town does need to see what the future might hold in terms of population.

The Town of Edisto Beach projections are based on growth reported by the 2000 Census and 2000-2008 population estimates. They include two scenarios based on past population growth trends, and were developed solely for evaluative purposes and to use as benchmarks against which to compare actual population numbers in future years.

Population Projections

The population projections in Table 4 were developed using three different growth assumptions:

1. Town of Edisto Beach permanent resident population grows at the same rate as it did in 1990-2000 (8.85%).

2. Town of Edisto Beach permanent resident population grows at the same rate as it did between 2000 and 2008 (11.15%).
3. Town of Edisto Beach permanent resident population grows at the same rate as Colleton County did between 2000 and 2008 (1.97%).

Note: The 2003 Comprehensive Plan utilized Charleston County’s growth rate for a third scenario; between 2000 and 2008 the average annual growth rates of Edisto Beach and Charleston County were similar (1.4% vs. 1.54%).

Table 4. Population Projections for the Town of Edisto Beach

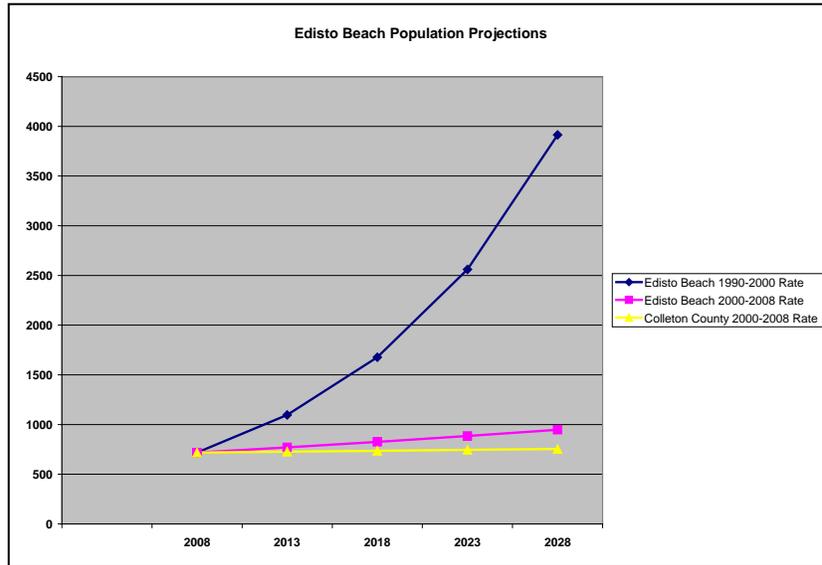
Edisto Beach Population Projections 2008 - 2028			
	Edisto Beach 1990-2000 Rate	Edisto Beach 2000-2008 Rate	Colleton County 2000-2008 Rate
<i>2008 Population: 718</i>			
<i>Average Rate/Year</i>	<i>8.85%</i>	<i>1.40%</i>	<i>0.25%</i>
2013	1,097	770	727
2018	1,676	825	736
2023	2,561	884	745
2028	3,913	948	754

Projections by the Lowcountry Council of Governments, 2009

The purpose of these comparisons is to demonstrate how the permanent population in the Town of Edisto Beach would grow at different possible rates. At its fastest pace of growth, the permanent resident population of the Town of Edisto Beach would reach nearly 1100 by 2013 and more than 3900 by 2028. If the Town were to grow at its 2000 to 2008 rate, even by 2028 the population would still total fewer than 1000 persons.

The physical limits (including relatively little vacant land) of growth in the Town of Edisto Beach may mean that the actual growth within the current Town boundaries will be close to either its 2000 to 2008 rate or that of Colleton County. Comprehensive Plan policies and guidelines and their implementation through an accompanying Zoning Ordinance will determine how fast and how large Edisto Beach will grow during the next two decades.

2.3 Income Changes



Data collected from the 2000 Census (**Note:** This is the most recent data available for Edisto Beach) indicated that, in the last ten years, the median household income in the Town of Edisto Beach grew by a noteworthy 62 percent to \$54,444; in comparison, the median household income in Colleton County increased by 44 percent to \$29,733 (Table 5). The household income in the Town of Edisto Beach, as a result, is 45 percent higher than the county in which it is located. Further analysis of the changes in the types of income in the Town indicates that those householders who received income from wages or salary grew by nearly 160 percent; this is not surprising given that the working age population (ages 25-54) increased by 120 percent.

The number of householders in the Town receiving Social Security income and retirement income (those historically ages 65 and over) increased nearly 70 percent. In comparison, the householders in Colleton County receiving Social Security payments rose only 10 percent while those having other sources of retirement income increased by 40 percent.

Table 5. Income Changes in the Town of Edisto Beach and Colleton and Charleston Counties (1990-2000)

	Median Household Income		Householders with Wage/Salary Income	Householders with Social Security Income	Householders with Public Assistance Income	Householders with Retirement Income
Town of Edisto Beach 1990	\$33,594		88	86	3	69
Town of Edisto Beach 2000	\$54,444		226	147	1	118
% Change 1990-2000	62.1%		156.82%	70.93%	-66.67%	71.01%
Colleton County 1990	\$20,617		8,854	3,909	1,508	2,043
Colleton County 2000	\$29,733		10,369	4,312	384	2,860
% Change 1990-2000	44.2%		17.11%	10.31%	-74.54%	39.99%
Charleston County 1990	\$31,374		106,858	23,319	7,612	17,880
Charleston County 2000	\$37,810		99,148	29,572	2,762	23,564
% Change 1990-2000	20.5%		-7.22%	26.82%	-63.72%	31.79%

Source: U.S. Census Bureau, 1990 and 2000

2.4 Educational Attainment

Table 6 displays the level of educational attainment and labor force profile for the Town of Edisto Beach, Colleton County and Charleston County. The level of education of those over age 25 in the Town of Edisto Beach has risen with over a third of the population in 2000 having earned a bachelor's degree: the percentage of those not having received a high school diploma decreased substantially. During the same time period, the Counties had more students graduating and attending at least some college. There was a notable increase in the Town and both Counties in the number of fulltime residents with Master's/ Professional degrees.

Table 6. Educational Attainment for Persons 25 years and over in the Town of Edisto Beach and Colleton and Charleston Counties (1990-2000)

	Town of Edisto Beach 1990	Town of Edisto Beach 2000	% Change	Colleton County 1990	Colleton County 2000	% Change	Charleston County 1990	Charleston County 2000	% Change
Educational Attainment									
Less Than a 9th Grade Education	0	0	0.0	3,430	2,516	-26.6	16,646	11,774	-29.3
9-12 Grade, no Diploma	33	24	-27.3	4,759	4,993	4.9	27,357	25,078	-8.3
H.S. Grad/GED	79	118	49.4	7,085	9,133	28.9	47,005	45,752	-2.7
Some College, No Degree	67	122	82.1	2,799	3,958	41.4	36,017	42,365	17.6
Assoc. Degree	19	30	57.9	1,245	1,263	1.4	12,225	13,139	7.48
Bachelor's Degree	77	158	105.2	1,532	1,824	19.1	26,092	39,239	50.4
Grad/ Professional Degree	25	105	320.0	512	1,029	101.0	14,016	22,014	57.1

Source: U.S. Census Bureau, 1990 and 2000

2.5 Employment Changes

Table 7 (on the following page) displays the labor force profile for the Town of Edisto Beach and Colleton and Charleston counties from 1990-2000. The number of employed residents in the Town over the age of 16 more than doubled, while the number of residents not in the labor force increased by nearly 73 percent. In contrast, those employed in Colleton County over the age of 16 increased slightly while the number of those not in the labor force showed a moderate growth.

The data in Table 7 should be considered as historic, given the dramatic changes in employment and unemployment rates during the past 12 months. Data is only available at the county level between decennial censuses, but the recent rates for Colleton and Charleston (one of the lowest in the state) counties together provide a comparative overview for the Town (see Table 8).

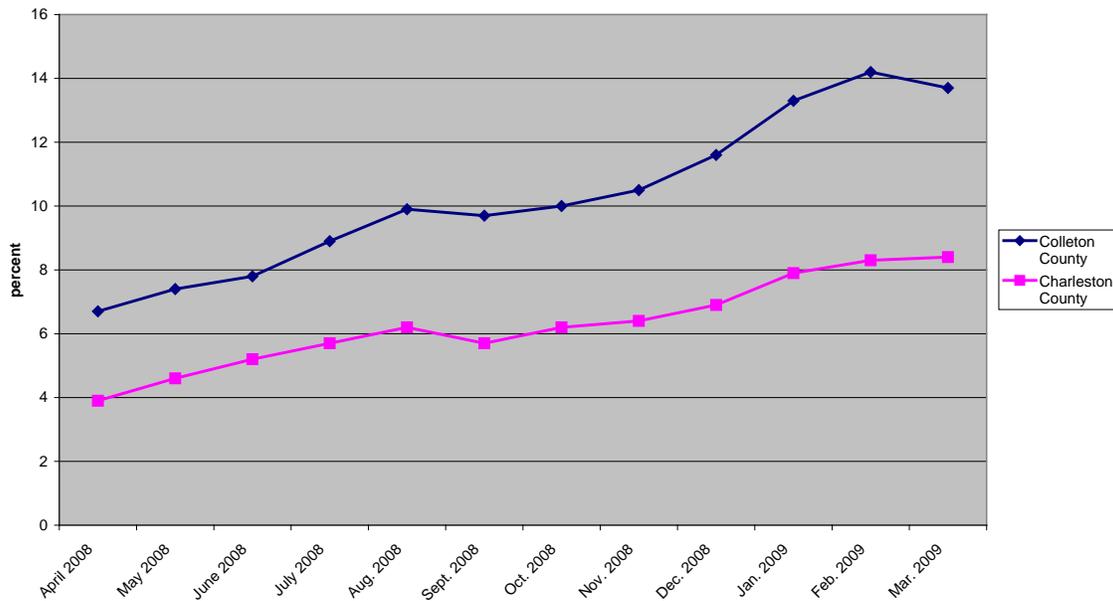
Table 7. Employment for the Town of Edisto Beach, Colleton and Charleston Counties (1990-2000)

	Town of Edisto Beach 1990	Town of Edisto Beach 2000	% Change	Colleton County 1990	Colleton County 2000	% Change	Charleston County 1990	Charleston County 2000	% Change
Employment									
16+ in Labor Force, Employed	126	291	131.0	14,415	16,004	11.0	67,859	151,568	123.4
16+ in Labor Force, Unemployed	0	7	700.0	1,055	1,022	-3.1	4,287	9,018	110.4
16+ Not in Labor Force	187	322	72.2	10,222	12,997	27.1	46,721	88,826	90.1

Source: U.S. Census Bureau, 1990 and 2000

Table 8. Unemployment Rates, April 2008 to March 2009

Colleton and Charleston County Unemployment Rates



Source: SCLMI

2.6 Race and Ethnicity

Tables 9 and 10 display the race and ethnicity profile of the Town, Colleton County and Charleston County in 1990 and 2000 with estimates through 2007. The Census Bureau uses only estimates during non-decennial years. The Caucasian population increased in both the town and Colleton County, although the dramatic increase is reflected in the percentage change in the Town at 83.1 percent increase. The

African American population increased 950% in Edisto Beach, while actually declining in the County. The Hispanic population increased in both the town and County, with a 213 percent change in Colleton County. For the Town of Edisto Beach, this chart reflects changing racial demographics which includes a more diverse citizenry.

Table 9

	Town of Edisto Beach 1990	Town of Edisto Beach 2000	% Change	Colleton County 1990	Colleton County 2000	% Change
White	338	619	83.1	18,671	21,245	13.8
Black	2	21	950	15,469	15,120	-2.3
Hispanic	0	2		176	551	213.1

Source: US Census

Table 10

RACE					Origin
	Total Population	Total White	Total Black	Total Other Races	Total Hispanic
Colleton County 2000	38,264	21,478	16,180	606	551
2005	39,430	22,519	16,228	683	737
2006	39,467	22,679	16,106	682	758
2007	38,903	22,592	15,980	604	781
% Change 2000-2007	1.67%	5.19%	-1.24%	-0.33%	41.74%

Note: The numbers of white, black, other and Hispanic add up to more than the total county populations because Hispanic residents have been counted as members of one or more of the other races as well.

Source: US Census Estimates

2.7 Summary

The permanent resident population of the Town of Edisto Beach increased from 340 to 641 residents 1990 to 2000, and to 713 by 2007. During this same period, the total population during the summer increased from approximately 4,000 to a range of about 5,100 to 9,300. It is anticipated that the population will continue to grow in the foreseeable future, but not as rapidly as it did between 1990 and 2000, due to a variety of factors.

The median household income in the Town of Edisto Beach grew between 1990 and 2000 by a noteworthy 62 percent to \$54,444. The level of education of those over age 25 in the Town of Edisto Beach has risen, with over a third of the population in 2000 having earned a bachelor's degree: the percentage of those not having received a high school diploma decreased substantially. The number of employed residents in the Town over the age of 16 more than doubled, while the number of residents not in the labor force increased by nearly 73 percent.

Goal

- Prepare for any future growth in populations that Edisto Beach may experience by planning to upgrade appropriate service delivery and infrastructure demands.

Recommendation

- Continue monitoring population data as it is available.