

COMPREHENSIVE PLAN UPDATE

AUGUST 15, 2023

PLAN UPDATE PROCESS

- Comprehensive plan shall be reviewed every five years and completely updated every ten years (SC Code 6-29-510)
- Planning Commission reviews draft from staff and makes recommendation to City Council
- City Council holds public hearing and approves plan by ordinance
- Plan elements reviewed and updated during this review include:
 - Introduction
 - Population element
 - Housing element
 - Resiliency element (NEW)
 - Goals, Objectives and Strategies

POPULATION ELEMENT

- Population continues increasing trend that began in 2010
- Total population from 2010 - 2020 grew from 6,682 to 7,788 (13.9% increase)
- Approximately one-third of population growth over last 20 years can be attributed to annexation
- Most population growth occurred in northern and southeastern parts of city
- Estimates show that Camden is expected to continue to grow due to several reasons:
 - additional housing developments
 - proximity to Fort Jackson and Shaw Air Force Base
 - lower cost of living than other states
 - Retirees looking for warmer climates and/or less risk from natural disasters

POPULATION ELEMENT

Demographics

- More than one-fifth of residents are age 65 and over (22.7%)
- The largest age groups are 25-44 year old (25.3%) and 45-64 years old (26%)
- 56.5% of residents are female; 43.5% of residents are male
- Racial composition
 - 63.8% White
 - 32.9% Black
 - 3.3% Other races
 - 4.0% Hispanic
- Households
 - 28% of households have children under age 18 (was 24% in 2014)
 - 38.6% of households with persons 65+ years old (was 38.1% in 2014)

POPULATION ELEMENT

Educational attainment

- No high school diploma (13.0%)
- High school diploma (26.1%)
- Some college, no degree (18.8%)+
- Associate degree (8.9%)
- Bachelor's degree (17.6%)+
- Graduate/professional degree (15.7%)+
- + rates higher than state average

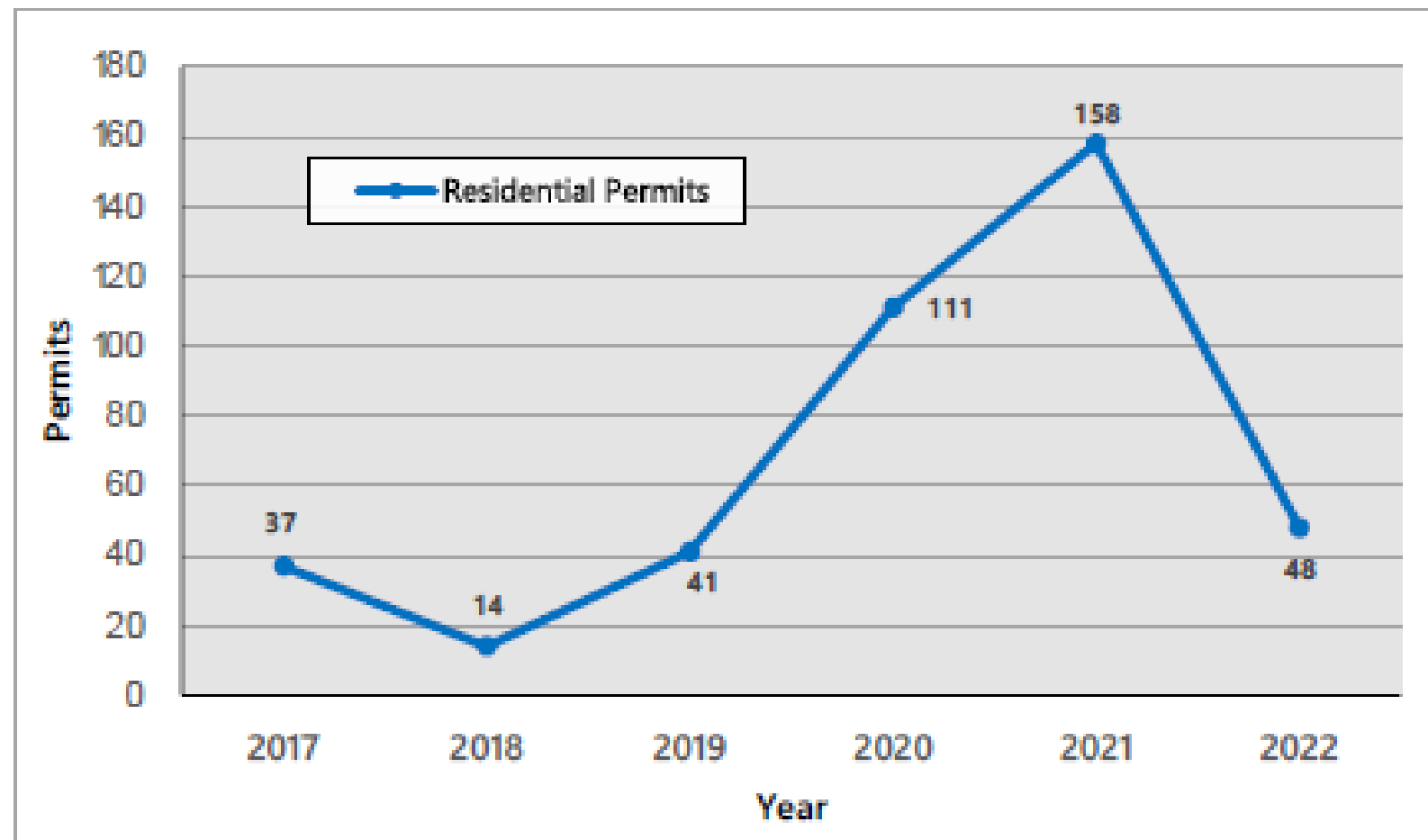
Household income

- Per capita income increased 32.6% from 2011–2021
- Median household income is \$44,573
- Median family income is \$77,948
- 16.4% of residents are in households below poverty line

HOUSING ELEMENT

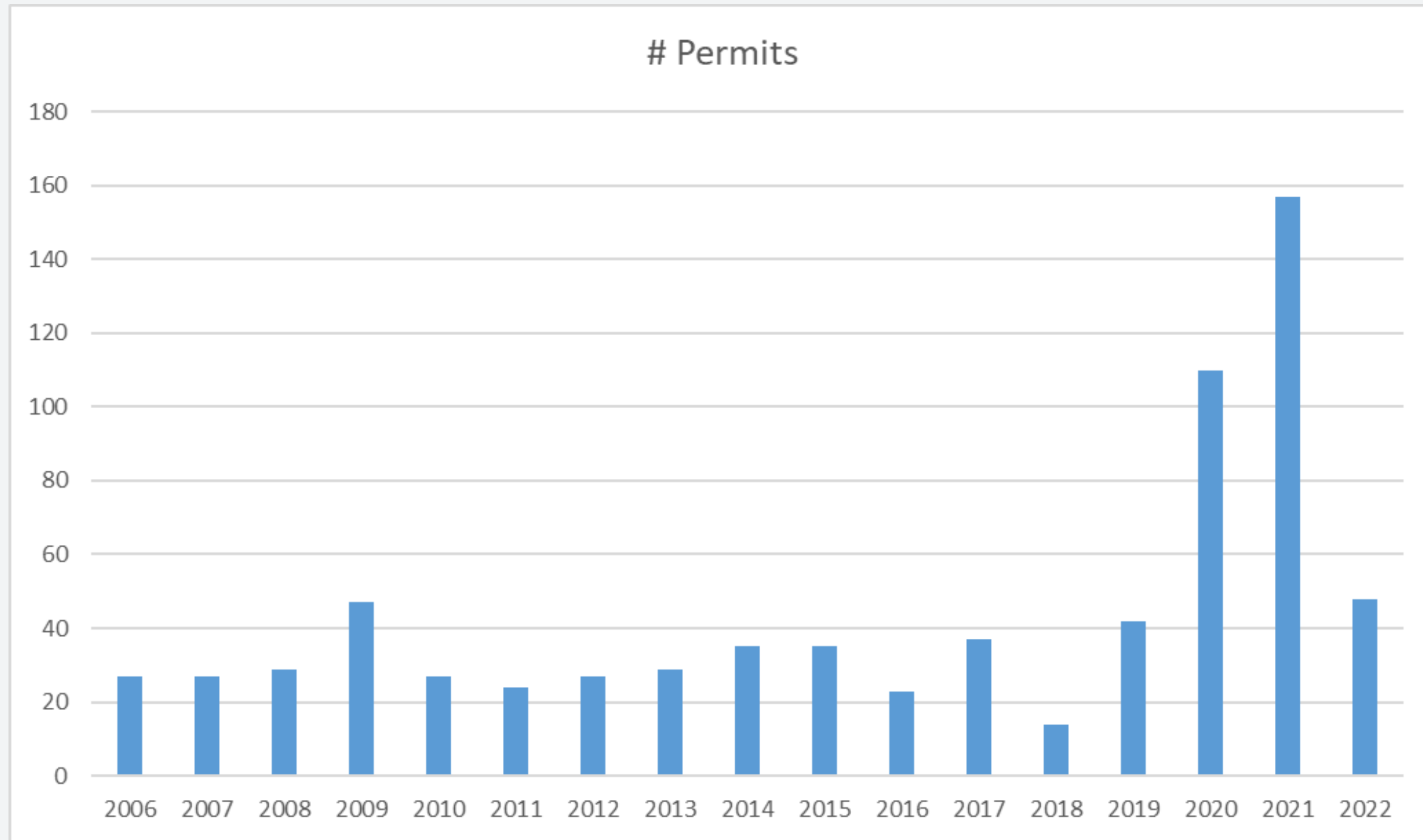
- As of 2020 Census, Camden has 3,767 housing units (14.7% increase from 2000)
- Largest increase in units was in northern and southeastern areas of cities, which corresponds with construction of new subdivisions

Figure 3-1. New Residential Dwelling Units Permitted, 2017 to 2022



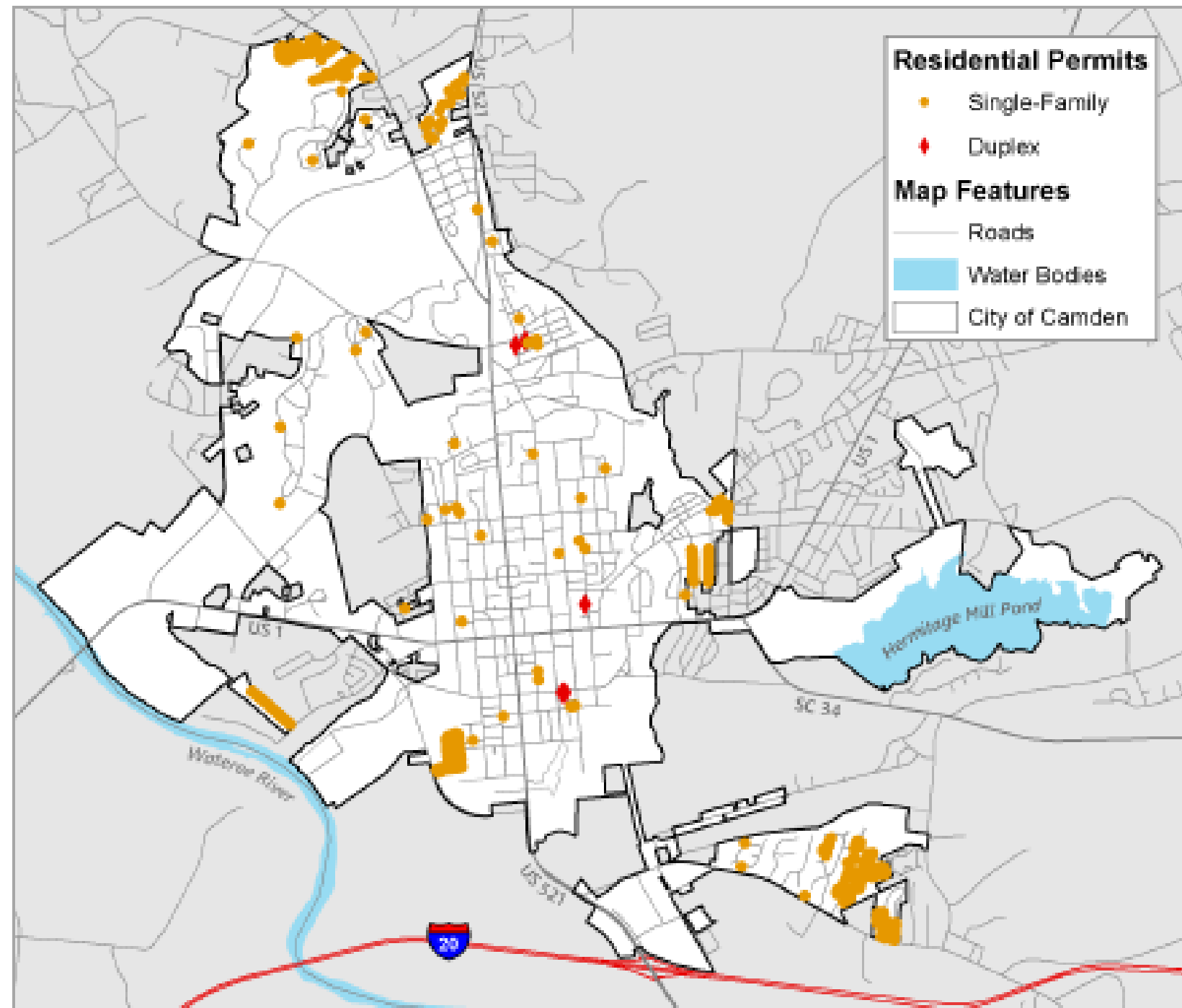
Source: City of Camden, 2023

HOUSING ELEMENT



HOUSING ELEMENT

Map 3-3. Residential Permit Locations, 2017 to 2022



Source: City of Camden, 2023

HOUSING ELEMENT

House units by type

- 1 unit, detached (80.5%)
- 1 unit, attached (2.0%)
- Duplex (1.9%)
- Multi-family; 3-19 units (8.7%)
- Multi-family; 20+ units (5.3%)
- Mobile home (1.5%)

- 34.1% of housing units built before 1950 (much higher % than county or state)
- 20.4% of housing units built after 2000

HOUSING ELEMENT

Housing occupancy

- 81.0% owner-occupied
- 19.0% renter-occupied

Median value and gross rents

- Median value of owner-occupied units: \$211,100
- Median monthly gross rent: \$690

Housing affordability

- 42.6% of owners with mortgage paying more than 30% of monthly income on housing
- 64.8% of renters paying more than 30% of monthly income on housing
- 21% of homeowners and 28.6% of renters paying more than 50% of monthly income on housing