Town of Mount Pleasant

2017 Demographics

Town of Mount Pleasant Department of Planning and Development
100 Ann Edwards Lane, Mount Pleasant
843.884.1229 www.tompsc.com

Overview

This demographic report is prepared by the Town of Mount Pleasant Department of Planning & Development to provide current statistics including historical and current population data, income levels, employment data, education information, and public safety and services information.

The information comes from many different sources resulting in slight discrepancies from the different methodologies used by the contributing sources in collecting and calculating data. Every effort has been made to present this information as accurately and as clearly as possible. Visit the Town of Mount Pleasant's new eMPower open data site for additional information.

http://data.tompsc.com

Mayor

Linda Page

Town Council

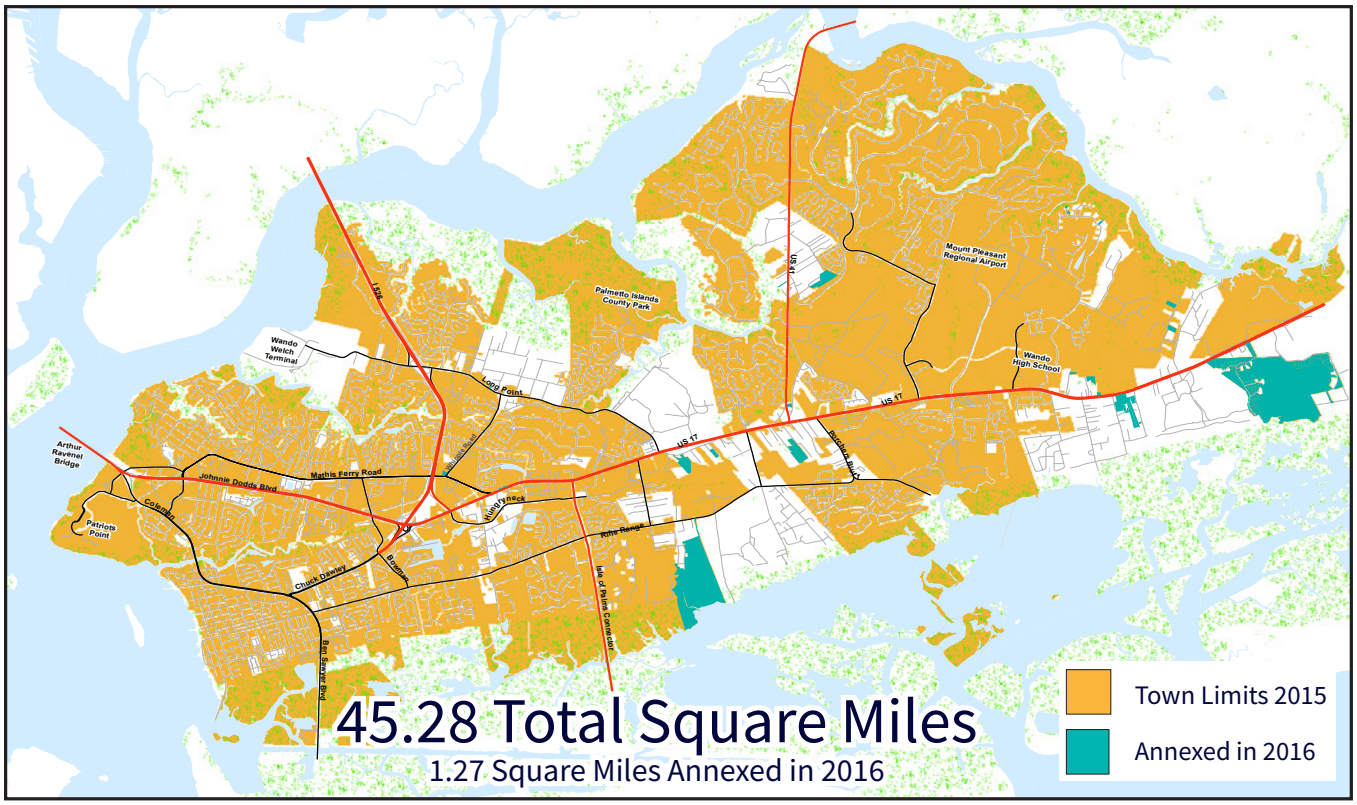
Bob Brimmer
Will Haynie
Joe Bustos
Jim Owens
Elton Carrier
Gary Santos
Paul Gawrych
Mark Smith

The Mount Pleasant Municipal Complex is located at
100 Ann Edwards Lane. Office hours are Monday-Friday 8:00am-4:30pm.

Building Inspection	884-5184	Human Resources	884-8517
Business Development	884-8517	Municipal Court	884-6796
Business License	849-2786	Planning & Development	884-1229
Building Permit	849-2029	Police	884-4176
Cultural Affairs & Tourism	884-8517	Public Services	849-2022
Executive Office	884-8517	Recreation	884-2528
Fire	884-0623	Transportation	856-3080
Administrative Services	884-8577	Legal	849-2020

Cover Photo by Sophie Winnick

Quick Facts



Population

= 10,000 people

2016 Estimate* 82,125

2015 Estimate* 78,988

2010 Census 67,843

*based on number of dwelling units receiving a Certificate of Occupancy times average people per household

Estimated Per Capita Income

Year	Mount Pleasant	Charleston County	South Carolina	United States
1990	$18,931	$16,673	$13,276	$19,572
2000	$30,823	$21,393	$18,795	$21,587
2010	$39,347	$27,831	$22,128	$26,059
2016	$44,071	$32,162	$24,604	$28,930

Source: US Census Bureau, 2015 American Community Survey Estimates

Educational Attainment

	Mount Pleasant	Charleston County	South Carolina
Persons Aged 25+	52,567	258,098	3,210,007
No GED	2.4%	10.3%	14.4%
High School Graduate	12.9%	21.6%	29.8%
Associates Degree	6.8%	7.8%	8.9%
Bachelors Degree	37.8%	25.9%	16.5%
Graduate or Professional Degree	21.0%	14.5%	9.3%

Source: US Census Bureau—2015 American Community Survey Estimates

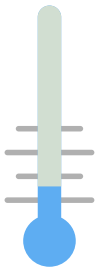
Quality of Life

Average Yearly Climate

Average High
75.2° F

Average Rainfall
50.99 in.

Average Days with Sun
243 Days



Average Low
56.1° F

Source: National Oceanic and Atmospheric Administration

Home Sales in Mount Pleasant

Single-Family

Average Sales Price South of Highway 41
$604,428 (+3.5% from 2015)
858 Closing Sales

Average Sales Price North of Highway 41
$519,272 (+5.7% from 2015)
1164 Closing Sales

Source: Charleston Trident Association of REALTORS

Townhome and Condo

Average Sales Price South of Highway 41
$365,977 (+34.6% from 2015)
417 Closing Sales

Average Sales Price North of Highway 41
$278,914 (+8.9% from 2015)
418 Closing Sales

Source: Charleston Trident Association of REALTORS

Public Schools

7 Elementary Schools

4 Middle Schools

1 High School

1 Higher Education

Community Profile

Demographics			
Sex & Age	2000	2010	2015*
Total Population	47,609	67,843	74,952
Male	47.9%	48.1%	48.1%
Female	52.1%	51.9%	51.9%
Median Age	35.9	39.1	39.2
% Population 18 years and under	25.8%	24.1%	23.9%
% Population 65 years and over	10.0%	12.2%	14.2%
Households			
Total Housing Units	20,197	30,674	32,133
Average Household Size	2.47	2.43	2.48
Average Family Size	2.99	2.99	3.05
Race			
Total Population	47,609	67,843	74,952
One Race	99.2%	98.9%	98.5%
White	90.2%	91.3%	91.7%
Black or African American	7.3%	5.1%	4.6%
American Indian & Alaska Native	0.2%	0.2%	0.1%
Asian	1.2%	1.6%	2.0%
Some other race	0.4%	0.6%	0.1%
Social Characteristics			
Housing Characteristics			
Total Housing Units	20,197	30,674	32,133
Occupied Housing Units	19,025	27,742	30,007
Owner-occupied	74.0%	72.6%	71.4%
Renter-occupied	26.0%	27.4%	28.6%
Vacant Housing Units	1,172	2,932	2,126
Avg. Household Size - Owner-occupied	2.61	2.55	2.59
Avg. Household Size - Renter-occupied	2.05	2.1	2.21

Source: American Community Survey.

*2015 survey data is estimated by the U.S. Census Bureau

Educational Attainment	2000	2010	2015*
Population 25 years and over	32,430	46,641	52,567
High School Graduate (or equivalent)	14.1%	12.0%	12.9%
Associate Degree	7.7%	7.9%	6.8%
Bachelor's Degree	33.7%	39.7%	37.8%
Graduate or Professional Degree	18.9%	23.5%	21.0%
High School Graduate or higher	94.0%	97.6%	97.6%
Percent bachelor's degree or higher	52.6%	63.2%	58.8%
Place of Birth			
Total Population	47,386	68,112	74,952
Native (U.S.)	95.7%	97.1%	94.7%
Foreign Born	4.3%	2.9%	5.3%
Economic Characteristics			
Employment			
Population 16 years and over	36,578	53,187	58,724
In labor force	69.9%	74.3%	69.9%
Civilian labor force	69.1%	74.1%	69.3%
Employed	67.5%	69.0%	65.6%
Unemployed	1.5%	5.1%	3.6%
Armed Forces	0.9%	0.2%	0.6%
Not in labor force	30.1%	25.7%	30.1%
Commuting to Work			
Workers 16 years and over	24,136	36,307	38,178
Mean Travel Time to Work (minutes)	22.9	20.8	22.1
Income			
Median Household Income	$61,054	$70,363	$77,638
Median Family Income	$71,165	$86,463	$102,068
Per Capita Income	$30,823	$39,347	$44,071
% Families below poverty level	3.2%	5.3%	5.0%
% Individuals below poverty level	5.0%	8.0%	7.4%
Median Home Value - Owner-occupied	$185,500	$334,800	$372,000
Median Monthly Gross Rent	$838	$1,212	$1,299

Population

Decennial Census

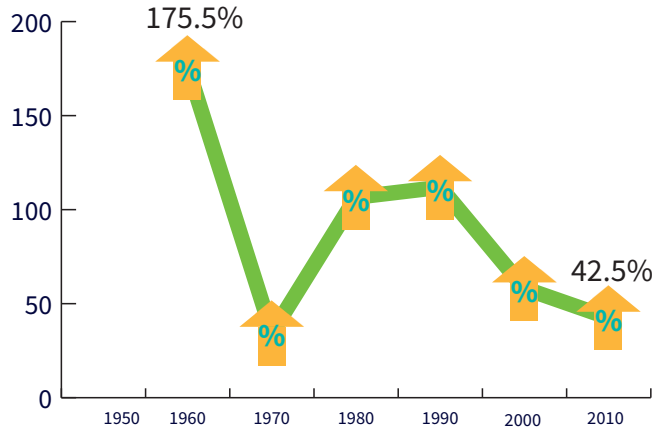
Year	Population	Percentage Change
1950	1,857	-
1960	5,116	175.5%
1970	6,879	34.5%
1980	14,209	106.6%
1990	30,108	111.9%
2000	47,609	58.1%
2010	67,843	42.5%

Source: US Census Bureau

Estimated Town Population

2005	59,104
2006	62,509
2007	64,147
2008	65,271
2009	66,333
2010	67,843
2011	69,048
2012	71,088
2013	73,915
2014	76,612
2015	78,988
2016	82,215

Percentage Change



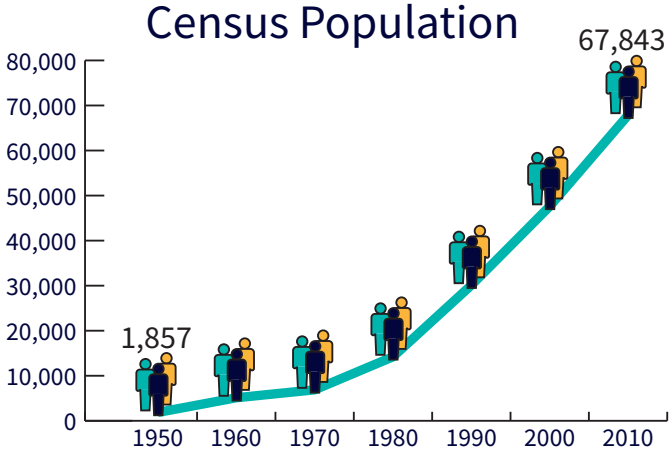
Source: US Census Bureau

Growth Rate*

2005	3.87%
2006	4.34%
2007	2.62%
2008	1.75%
2009	1.63%
2010	0.88%
2011	1.03%
2012	2.95%
2013	3.98%
2014	3.65%
2015	3.10%
2016	4.09%

** Population estimates are calculated based on new dwelling units receiving a certificate of occupancy and persons/household according to the US Census

Census Population



Source: US Census Bureau

Housing

American Housing Survey

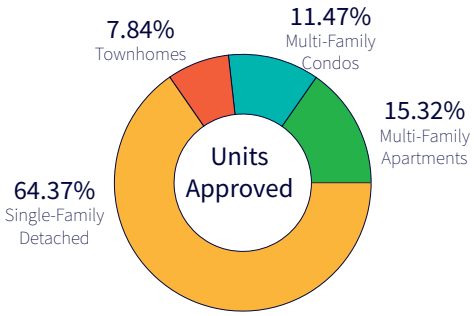
	2000	2010	2015*
Housing Trends			
Number of Dwelling Units	20,197	30,674	32,133
Population per Household	2.47	2.43	2.48
Median House Value (MHV)	$185,500	$334, 800	$372,000
Percentage Change (MHV)	+91%	+80%	+11%
Income Trends			
Median Household Income	$61, 054	$70,635	$77,638
Percentage Change	+58%	+16%	+9%
Rent Trends			
Median Rent	$838	$1,212	$1,299
Percentage Change	+56%	+45%	+7%
Vacancy Trends			
Vacant Housing Units	1,172	2,932	2,126
Vacant seasonal, occasional use, or recreational units	157	927	N/A
Homeowner Vacancy rate	1.5%	3.1%	1.7%
Rental Vacancy Rate	8.7%	10.3%	5.7%

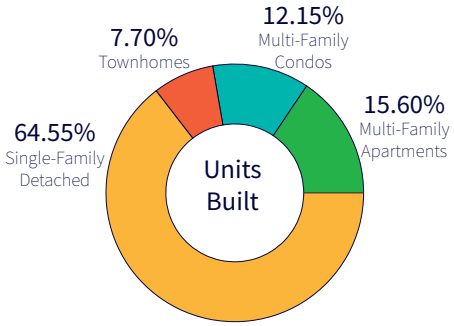
Source: American Community Survey.

*2015 survey data is estimated by the U.S. Census Bureau

Since **2013** the Town Building Inspections Division has been accredited by the **International Accreditation Service (IAS)** for its strong commitment to community, quality, and efficiency.

Ratio of Housing Stock in 2016



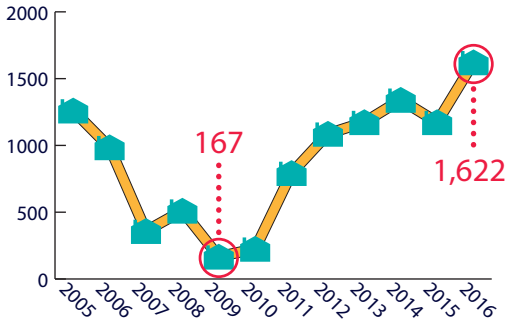


Annual Growth Rate

Year	Dwellings at January 1	Dwellings at December 31	Dwellings built in year	Growth Rate**	Dwellings Permitted in year
2005	26,173	27,186	1,013	3.87%	1261
2006	27,186	28,365	1,179	4.34%	986
2007	28,365	29,108	743	2.62%	359
2008	29,108	29,618	510	1.75%	511
2009	29,618	30,100	482	1.63%	**167**
2010*	**30,632**	**30,882**	**250**	**0.82%**	**226**
2011	30,882	31,169	287	0.93%	793
2012	31,169	32,072	903	2.90%	1,087
2013	32,072	33,304	1,232	3.84%	1,174
2014	33,304	34,446	1,142	3.43%	1,341
2015	34,446	35,449	1,003	2.91%	1,174
2016	35,449	36,826	1,377	3.88%	**1,622**

**based on number of dwelling units (DU) receiving a Certificate of Occupancy (does not include annexations)

Dwelling Units Permitted By Year



Education

Town of Mount Pleasant Public Enrollment by School						
Elementary Schools	11/12	12/13	13/14	14/15	15/16	16/17
Belle Hall	781	769	692	704	704	704
James B. Edwards	700	637	561	613	673	676
Jennie Moore	725	750	709	801	1,129	1,128
Laurel Hill Primary	1,143	1,114	1,075	1,079	1,004	1,019
Mount Pleasant Academy	500	537	517	561	568	576
Mamie Whitesides	642	658	595	695	691	721
Charles Pinckney	1,100	1,161	1,164	1,296	1,141	1,067
Middle Schools						
Laing	517	604	605	769	1105	1,199
Moultrie	879	891	896	797	779	835
Thomas C. Cario	1,376	1,357	1,353	1,313	1,237	1,222
East Cooper Montessori (1st to 8th)	196	259	250	264	300	352
High School						
Wando	3,100	3,565	3,579	3,860	4,060	4,068

Source: Charleston County School District

Laing Middle School of Science and Technology was named the top Science, Technology, Engineering, and Math (STEM) middle school in the country at the ***37th National Future of Education and Technology Conference for 2017***.

Source: Charleston County School District

Mount Pleasant provides local opportunities for post-secondary education. Both Trident Technical College and The Wando Center for Advanced Studies opened within the past four years.

Trident Technical College—Mount Pleasant Campus

In 2011, Trident Technical College, a two-year public technical college, opened its doors in Mount Pleasant. Programs include Associate Degrees in Arts, Science, and General Business; and Certificates in Business, Computer Aided Design, Customer Service, and Microcomputer Expert User.

The Wando Center for Advanced Studies

The Wando Center for Advanced Studies opened in August 2014, providing Wando High School students opportunities to gain technical certifications. Areas of study include automotive technology, nursing, cosmetology, engineering, biomedical, and horticulture.

Employment

Unemployment Rate		
Year	Town	State
1990	1.9%	4.7%
1995	2.0%	5.1%
2000	1.3%	3.6%
2005	2.3%	6.7%
2010	5.1%	11.2%
2015	3.3%	5.5%
2016	2.6%	4.3%

Source: SC Department of Commerce; US Census Bureau; US Department of Labor

National Unemployment Rate for 2016

4.7%

Town Unemployment Rate for 2016

2.6%

Regional Job & Market Forecast

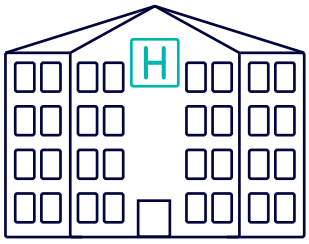
The Regional Economic Forecast for the Charleston metro area indicates continued strong growth across the region. Having experienced strong economic growth since the Great Recession continued expansion across all sectors for the next two years. The Economic Outlook Board does not see anything on the horizon to slow the job and population growth fueling the region's economy.

Jobs are predicted to continue to post healthy gains. More than 11,000 net new jobs were created in the region in 2016, doubling the number projected. As hiring begins for Volvo and Mercedes' new automotive facilities, along with continued expansion of other sectors, the forecast calls for job growth to accelerate, increasing by more than three percent per year for the next two years.

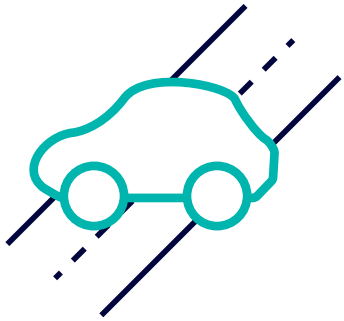
The region's real estate market will continue to expand – on both the building permit side and in home sales and value of sales. The multi-family market is expected to slow as a result of the number of projects already announced or under construction.

Source: *2017-2018 Economic Outlook Forecast*: Charleston Metro Chamber of Commerce

Major Medical Employers		
Hospital	Beds	Employees
East Cooper Regional	140	748
Roper Mount Pleasant	85	450
Vibra	59	172



Transportation

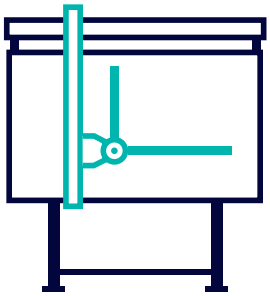


Transportation Projects completed in 2016:

- Billy Swails Boulevard Phase 4A (Opened in 2015; Completed in 2016)
- I-526/Longpoint Road West Bound On-Ramp Turn Lane Extension
- Park West Boulevard and Bessemer Road Roundabout

Top Funded Transportation Projects for 2017:

- Billy Swails Boulevard Phase 4B
- Longpoint Road Realignment & Extension
- SC-41 and Joe Rouse Road Intersection Improvement
- Coleman Boulevard/Patriot's Point Boulevard/ Magrath Darby Boulevard Intersection Improvements
- Coleman Boulevard Revitalization



Other Projects:

- Shem Creek Park Phase III
- Shem Creek Bridge Bike Lanes
- SC Highway 41 Widening

For additional information regarding ongoing or planned transportation projects please refer to the Transportation page on the Town's website or to the 2006 Long Range Transportation Update.

Public Safety

Fire Department

The first government agency in South Carolina to receive accreditation from *the Commission on Fire Accreditation International*

Station 1 974 McCants Drive
Station 2 393 Egypt Road
Station 3 355 7th Avenue
Station 4 1153 Six Mile Road
Station 5 3001 Dunes West Blvd
Station 6 1301 Carolina Park Blvd
Station 7 (QRV) 926 Bowman Road

Calls Received by Mount Pleasant Fire Department

8,841

Firefighters Employed by the Town of Mount Pleasant

118

Fire Department Emergency Responses				
Call Type	2015		2016	
	Number	Percentage	Number	Percentage
Rescue/Emergency Medical	5,064	61.3%	5,364	60.7%
Good Intent Calls	1,126	13.6%	1,166	13.2%
False Alarms/Calls	1,030	12.5%	1,094	12.4%
Service Calls	609	7.4%	724	8.2%
Fires	190	2.3%	228	2.6%
Hazardous Conditions	226	2.7%	223	2.5%
Severe Weather/Natural Disasters	8	0.1%	22	0.2%
Overpressure/Ruptures/ Explosions	8	0.1%	12	0.1%
Other	5	0.1%	8	0.1%
Total	8,266	100.0%	8,841	100.0%

Public Safety

Police Department

Nationally Accredited and a Flagship Agency for

the Commission on Accreditation for Law Enforcement Agencies, Inc.

The Mount Pleasant Police Station is located at 100 Ann Edwards Lane in the Town Municipal complex

Neighborhood Offices are located:
On Bank Street in the Old Village
In the Jones Center
In Mount Pleasant Towne Centre
In Park West
In Waterfront Memorial Park

Calls Received by Mount Pleasant Police Department

115,543

Sworn Officers Employed by the Town of Mount Pleasant

144

Offenses Known to Law Enforcement - Selected cities in South Carolina

Year	Municipality	Population	Violent Crime	Murder	Forcible Rape	Robbery	Aggravated Assault	Property Crime	Burglary	Larceny	Vehicle Theft	Arson
2014	City of Charleston	129,867	270	8	25	70	167	2,971	350	2,442	179	6
	North Charleston	105,594	772	23	80	241	428	5,742	797	4,441	504	13
	Rock Hill	69,754	357	5	32	64	256	2,371	370	1,932	69	17
	Mount Pleasant	76,702	139	2	9	19	109	1,351	140	1,138	73	1
	Greenville	61,924	502	2	56	121	323	2,877	475	2,214	188	9
2015	City of Charleston	132,585	342	16	43	91	192	3,235	474	2,477	284	3
	North Charleston	109,051	802	19	90	251	442	5,779	886	4,382	511	16
	Rock Hill	71,548	386	3	63	71	249	2,741	395	2,205	132	9
	Mount Pleasant	80,446	133	3	12	9	109	1,270	138	1,075	57	2
	Greenville	63,011	445	5	36	86	318	2,910	431	2,264	215	6

Source: *FBI (Uniform Crime Reports); 2016 Crime Analysis Report for Rock Hill, SC*

Recreation

36 Recreation Facility Locations

Including:

- **A** Darby Building, 302 Pitt Street
- **B** Thomasena Stokes-Marshall Senior Services Center, 840 Von Kolnitz
- **C** R.L. Jones Center, 391 Egypt Road
- **D** Park West Complex, 1251 Park West Boulevard
- Other recreation facilities and locations

In 2016 the Mount Pleasant Recreation Department had:

- **16,158** participants in athletics and **62,177** participants in programming
- **2,681** members of the Senior Center with average daily attendance of **500** participants
- **Over 120** classes per week at the Senior Center
- **Over 1,300** participants at four community centers
- More than **44,200** individuals registered for at least one MPRD program
- **12** different sports for ages 4 to 65+, and **543** different programs for ages 6 months to 65+
- Over a 7-day period in October 2016, **476** MPRD activities took place from 6am to 11pm
- More than **1,500 volunteers** support MPRD programming

Public Services

The Public Services Department provides daily services within the Town of Mount Pleasant in order to enhance the quality of life, safety, and health of the residents. This is accomplished by providing installation, repair, and maintenance services for facilities, grounds, and infrastructure; providing garbage and trash collection; and stormwater management/compliance.

Public Services Division		
Division	Description	Positions
Administration	Leadership, Planning, Operational Management of the Department as well as Administrative, Customer Service, and Engineering support	9
Facilities	Repair, maintenance, and custodial services for Town facilities and supports Town special events	16
Grounds	Installation, repair, and maintenance of Town grounds to include parks, recreation facilities, streetscapes along primary roads; and supports Town special events	34
Infrastructure	Installation, repair, and maintenance of Town infrastructure to include, roads, sidewalks, street signs, and drainage systems.	25
Stormwater	Administers the Towns MS4 (Municipal Separate Storm Sewer System) permit and works to ensure water quality and proper movement of stormwater via the Town's stormwater infrastructure.	8
Waste Management	Weekly curbside garbage and trash collection and also supports Town special events	48
		140 Total

Over 130,000 Cubic Yards

of vegetative debris was collected in Mount Pleasant as a result of Hurricane Mathew.

In 2016 the Public Services Department provided:

- **12,072.2 Linear Feet (2.28 miles)**of pipe repaired/replaced
- **$1.7 million** spent on pipe repair/replacement

- **119** Sink Holes were repaired
- **213** Street Signs were replaced/repaired
- **56** Sidewalk repair work orders (includes sidewalk repair, replacement, and grinding)
- **117** Potholes and wear out repairs

- **32,606** garbage cans tipped per week
- **45,150.06 tons total (Trash and Garbage) collected**

Neighborhood Profile

Single Family Homes

Subdivision	Units Built *	Units Approved	Zoning	Zip Code
Annie Laura Lane (Hurd Subdivision)	12	12	R-3	29466
Avian Park	25	25	R-1	29464
Back Bay Village	57	57	R-1	29464
Baytree	23	23	R-3	29464
Bayview Acres	150	150	R-1	29464
Beehive	0	90	R-4	29429
Belle Hall	1,006	1,126	PD	29464
Boatyard	10	11	R-1	29464
Braemore	28	31	R-1	29464
Brickyard Plantation	825	828	PD	29466
Bridlewood	25	25	R-1	29464
Brookgreen Meadows	146	146	R-1/R-2 / R-3	29464
Bulls Bay	3	51	RC-3	29429
Cadberry	8	8	R-1	29464
Candlewood	124	124	R-2	29464
Cardinal Hill	8	25	PD	29466
Carol Oaks	46	46	RPH	29466
Carolina Park	592	1,400	PD	29466
Carriage Hill Landing	30	30	PD	29466
Cassina Heights	56	56	R-1	29464
Cassina Plantation	33	33	PD/R-1	29464
Center Lakes	75	75	PD	29464
Central Mount Pleasant	0	419	PD	29464
Chadbury Village	87	87	PD	29466
Charleston National	685	777	PD	29466
Chelsea Park	114	114	PD	29464

Subdivision	Units Built *	Units Approved	Zoning	Zip Code
Coleman Walk	0	44	R-4	29464
Cooper Estates	312	312	R-1/R-3	29464
Coopers Landing	80	80	R-1	29464
Coopers Point	23	23	R-1	29464
Copahee Landing	17	27	PD	29466
Covington at Park West	0	30	R-1	29466
Creekside	164	164	R-1	29464
Crown Pointe	79	79	PD	29466
Commonwealth	80	81	R R / RC-1	29466
Darrell Creek	226	291	RR /R-1	29466
Daybreak	13	20	R-1	29464
Dunes West SF includes:	1,746	1,857	PD/R-1	29466
Brickfall Estates	125			
Cypress Point	86			
Darts Pointe	102			
Deer Walk	19			
Downing Place	19			
Dunes Mill	18			
Fishing Village	2			
Harbor, The	334			
Hartford Village	37			
Marsh Cove	123			
Marsh Landing	114			
Model Village	1			
Osprey Cove	95			
Palmetto Hall	233			
Richmond Cove	46			
Wagner Point	165			
Whispering Marsh	164			

*Units built refers to the number of units under construction and completed by December 31, 2016

Neighborhood Profile

Single Family Homes

Subdivision	Units Built *	Units Approved	Zoning	Zip Code
Woodlands	63			
Earl's Court	20	26	AB	29464
East Crossing	67	67	PD	29466
Fairway Place	36	36	PD	29464
Fiddlers Marsh	63	63	R-2	29464
Fourth Ave	0	6	PD	29464
Fox Pond	82	82	R - 3 / RPH	29464
Foxchase	4	4	R-1	29464
Freeman	19	19	R-1	29464
Fulton	16	31	PD	29466
Glen Lake	107	107	R-2	29464
Gonlet Tract	0	28	R-1	29464
Gregorie Ferry Enclave	18	18	RPH	29466
Groves	194	194	R-1	29464
Groves Manor	13	13	R-1	29464
Hamlet Square	40	40	PD	29464
Hamlin Plantation	598	600	PD	29466
Harborgate Shores	270	270	R-2	29464
Harbor Watch	53	67	PD	29464
Hamlin Oaks	0	15	R-4	29466
Heritage	101	101	R-1	29464
Hermitage	56	56	R-1	29464
Heron Point	64	64	R-2	29464
Hickory Shadows	127	127	R-3	29464
Hidden Cove	247	247	R-1	29464
Hidden Lakes	224	224	PD	29464
Hobcaw Creek Plantation	257	257	R-1	29464
Hobcaw Point	371	371	R-1	29464

Subdivision	Units Built *	Units Approved	Zoning	Zip Code
Home Farm	14	14	R-1	29464
Horlbeck Creek	83	83	PD	29466
I'On	748	762	PD	29464
Ivy Hall	251	251	PD	29466
Lakeshore	79	82	PD	29464
Landings Run	62	62	R-1	29464
Laurel Grove	76	76	RPH	29466
Laurel Lakes	66	69	R-3	29464
Lazy Acres	9	9	R-1	29464
Liberty Hill Farms	0	264	CL	29466
Lieben Park	102	102	PD	29466
Longpoint	681	697	PD	29464
Magnolia Village	37	53	R4	29466
Mallard Lakes	85	85	R-3	29464
Marsh Harbor	89	89	PD	29464
Mathis Ferry	0	78	R-2	29464
McAdams Court	11	11	RPH	29466
Molasses Creek	141	141	R-1	29464
Moss Park	38	38	R-1	29464
Moultrie Park at Belle Hall	24	24	RPH	29464
New Parrish Village	24	24	RPH	29464
North Point	57	57	PD	29464
Oak Park	39	39	R-2	29464
Oakhaven	229	229	R-1/R-3	29464
The Oaks	6	53	R-2	29464
Old Georgetown Crossing	19	19	RPH	29464
Farm at Old Georgetown	0	31	PD	29466
Old Mount Pleasant	1613	1729	R-1/R-2 / R-3	29464

*Units built refers to the number of units under construction and completed by December 31, 2016

Neighborhood Profile

Single Family Homes

Subdivision	Units Built *	Units Approved	Zoning	Zip Code
Old Village Landing	103	114	PD	29464
Olde Park	100	114	R-1	29464
On the Harbor	14	21	R-1	29464
Oyster Point	170	474	CL	29466
Parish Place	144	144	R-2	29464
Park West SF includes:	1782	2059	PD	29466
The Abbey	28			
Andover	62			
Arlington	159			
Bergenfield	5			
Berkleigh	74			
Bessemer Road	0			
Cambridge Square	0			
Churchill Park	95			
Coatbridge	88			
*Covington**	0			
Foxmoor	150			
The Gates	196			
Haddington	6			
Kilby Lane	10			
Liberty Cottages	9			
Marsh Walk	31			
Masonborough	199			
Melrose	11			
Park Island	13			
Park Place	14			
Pembroke	103			
Summerlin	45			
Tennyson	152			
The Village	132			
Wellesley Place	131			
Wheatstone	67			

Subdivision	Units Built *	Units Approved	Zoning	Zip Code
Winterbrooke	2			
Patriots Province	87	87	PD	29464
Pepper Plantation	33	40	PD	29466
Phillips Creek	0	33	CC	29466
Phillips Manor	23	23	PRH	29466
Phillips Park	22	22	RPH	29464
Pinckney Place	29	30	PD	29464
Pirates Cove	45	45	RPH	29464
Pleasant Pines	37	37	R-1	29464
Point Pleasant	130	130	R-2	29464
Porchers Preserve	52	56	PD	29466
Primus Tract	0	72	PD	29466
Quail Hollow	105	105	PD	29466
Queen's Row	30	30	RPH	29464
Queen's Court	22	22	R-3	29464
Raven's Run (ALL)	84	92	R-1	29466
Remley's Point	143	143	R-1	29464
Rice Planters Point	19	19	R-1	29464
River Reach	20	23	R-1	29464
RT Country Club	615	800	PD	29466
River Towne SF includes:	968	1,250	PD	29466
Rivertowne	501			
Planters Pointe	467			
River Watch	24	29	R-1	29464
Rosemead	98	98	R-2	29464
Salt Grass Pointe	42	42	R-2	29464
Schirmer Commons	0	16	R-1	29464

*Units built refers to the number of units under construction and completed by December 31, 2016

Neighborhood Profile

Single Family Homes

Subdivision	Units Built *	Units Approved	Zoning	Zip Code
Scott's Creek	65	71	R-1	29464
Sea Island Crossing	16	18	PD	29464
Sea Island Hamlet	0	12	R-1	29464
Seaside Farms	503	509	PD	29464
Seaside Farms Proper	12	71	PD	29464
Shellpoint	89	102	R-2	29464
Shem Creek	27	27	R-1/R-2	29464
Shem Drive	12	12	R-3	29464
Shemwood I	110	110	R-1/R-2	29464
Shemwood II	107	107	R-3	29464
Simmons Point	35	35	PD	29464
Six Mile (in Town limits)	34	34	CC	29466
Snee Farm	1,019	1,019	R-1/PD RPH	29464
Snee Farm Village	0	42	PD	29464
Somerset Oaks	27	27	RPH	29466
Somerset Point	52	52	R-1	29464
Sunchaser	16	16	CC	29466
Stratton on the Sound	10	148	R-2	29466
Sullivan's Pointe	9	21	AB	29464
Sweetgrass	254	254	PD	29464
Sweetgrass Village	33	33	RPH	29466
Tidal Walk	100	119	PD	29464
Tupelo	282	313	PD	29466
Village	21	21	R-1	29464
Village Park	9	12		

Subdivision	Units Built *	Units Approved	Zoning	Zip Code
Village at Carol Oaks	0	3	RPH	29466
Village at Heron Lake	33	33	RPH	29464
Wakendaw	402	402	R-1	29464
Wakendaw Place	21	27	R-2	29464
Wando East	95	95	R-1	29464
Wando Farms	9	14	PD	29466
Wando Lakes	96	96	R-1	29464
Wando Park Blvd - Haven	4	4	PD	29464
Warrick Oaks	12	12	NC	29464
Watermark	132	156	PD	29464
Waters Edge	161	161	PD	29466
West Point	122	122	PD	29466
Wexford Park	20	20	PD	29466
Wharf Indigo	16	16	R-1	29464
White Hall Terrace	90	104	R-1	29466

*Units built refers to the number of units under construction and completed by December 31, 2016

Neighborhood Profile Townhomes

Subdivision	Units Built *	Units Approved	Zoning	Zip Code
Baytree	212	212	TH	29464
Beaumont	110	110	PD	29464
Bowman Park	36	37	PD	29464
Carolina Park Town Homes	72	180	PD	29466
Carolina Walk	49	49	PD	29464
Cottingham	39	39	TH	29464
Cove Inlet	146	146	TH	29464
Dunes West	216	455	PD	29466
Egret's Walk	31			
Fishing Village	0			
Marsh Cove	19			
Palm Cove	28			
The Gates	138			
Eastwood	33	33	TH	29464
Etiwan Pointe	107	118	PD	29464
Hamlin Park	103	103	PD	29466
Hamlin Plantation	275	277	PD	29466
Heritage Village	150	150	TH	29464
Hickory Shadows	25	25	TH	29464
Hunters Run (Wando East)	59	59	MF	29464
Hunters Trace	60	60	MF	29464
Lake Hunter Commons	56	56	MF	29464
Liberty Hill Farms	0	66	CL	29466
Marais at Seaside Farms	106	106	PD	26464
Marsh Pointe	50	50	TH	29464
Myrtle Acres	14	14	MF	29464

Subdivision	Units Built *	Units Approved	Zoning	Zip Code
Oyster Point - Big House Dwelling	76	118	CL	29466
Oyster Point Townhouses	61	98	CL	29466
Park West	326	545	PD	29466
Abbotts Glen	24			
Avian	0			
Cambridge Square	18			
Hampshire	10			
Kensington	41			
Keswick	40			
Kingsbridge	29			
Mansfield	26			
Preston	92			
Wyndam Park	26			
Hall Point	20			
Phillips Park	3	3	TH	29464
Reserve at Wando East	39	39	MF	29464
Sandpiper Point	61	61	PD	29464
Sea Island Hamlet	0	12	R-1	29464
Village at Carol Oaks	32	38	TH	29466
Vincent Drive Mixed Use	0	8	AB	29464
Wando East TH	171	171	MF	29464
Wando Park two family dwellings	4	4	PD	29464
Whiteside Park at Myrick Road	13	13	TH	29464
Waterway Arms	64	64	TH	29464

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Neighborhood Profile

Multi-Family Condo Units

Subdivision	Units Built *	Units Approved	Zoning	Zip Code
218 Venning	4	4	R-2	29464
656 Coleman	45	54	PD	29464
Bay Club	162	162	MF	29464
Baytree Commons	6	6	MF	29464
One Belle Hall	59	59	PD	29464
Cambridge Lakes	108	108	MF	29464
Dunes West	469	520	PD	29466
Egret's Walk	79			
Ellington Woods	240			
Heritage	150			
East Bridge Town Lofts	200	200	PD	29464
Etiwan Pointe	52	52	PD	29464
Fairmont	48	48	MF	29464
Greystone	50	50	PD	29464
Hibben Ferry II	64	64	MF	29464
Lansing East	20	20	MF	29464
Legends, The	200	200	PD	29466
Long Grove Condos	272	272	PD	29464
Marsh Grass	16	16	MF	29464
Marsh Harbor	7	7	MF	29464
Meadows	36	36	RTH	29464
Meridian	328	328	R-1	29466
Montclair	240	240	PD	29464
Parkwest	517	886	PD	29466
Battery	224			
Madison	244			
Tennyson Quads	49			
Planter's Place	36	36	MF	29464

Subdivision	Units Built *	Units Approved	Zoning	Zip Code
Remington Forest	62	62	PD	29464
Renaissance	100	100	PD	29464
Retreat Charleston National	97	154	PD	29466
Sandpiper Point	59	59	PD	29464
Sawyers Landing	15	17	AB	29464
Sea Gull Villas	10	10	MF	29464
Shelmore Village	41	41	AB	29464
Simmons Point	56	56	PD	29464
Snee Farms Lakes	148	148	MF	29464
South Hampton Pointe	240	240	PD	29464
Tides	175	175	PD	29466
Ventura Villas Condos	160	160	RTH	29464
Village Creek	132	132	MF	29464
Waterford	52	52	RTH	29464
Winward Point	24	24	PD	29464
Woodscape	24	24	MF	29464

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Neighborhood Profile

Multi-Family Apartment Units

Subdivision	Units Built *	Units Approved	Zoning	Zip Code
Alexan	240	240	PD	29464
Anchorage	128	128	MF	29464
Boulevard	325	430	AB	29464
Bridgeside	324	573	PD	29464
Carolina Park	0	450	PD	29466
Central Mount Pleasant	302	405	PD	29464
Crickentree	132	132	MF	29464
Edgewater Plantation	360	360	PD	29464
Edmund Jenkins Homes	27	27	R-2	29464
Gregory Ferry Landing	240	240	PD	29466
Harbour Pointe	358	358	PD	29464
Hibben Ferry	304	304	MF	29464
Indigo Square	438	456	PD	29464
Oyster Park	269	269	AB	29464
Oakleaf	108	108	MF	29464
Paces Watch	232	232	MF	29464
Parish Place	127	127	MF	29464
Preserve at Belle Hall	85	85	PD	29464
Rivers Walk	348	348	R-1	29464
Riverwood	108	108	MF	29464
Riveria at Seaside Farms	252	252	PD	29464
Runaway Bay	208	208	MF	29464
Shemwood II	56	56	MF	29464
Six Mile Apartments	56	56	MF	29464
Snee Farm Village	0	12	PD	29464
Somerby	33	46	PD	29466

Subdivision	Units Built *	Units Approved	Zoning	Zip Code
Thickett	120	120	MF	29464
Von Kolnitz at Mathis Ferry	58	58	MF	29464
Watermark	244	274	PD	29464
Whilden St.	12	12	R-2	29464
Woodfield	258	258	PD	29464

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