



# Presentation to SoLoCo

December 18, 2018

# Beginning Premise

- ▶ Charleston 30 years earlier
- ▶ Growth in Hardeeville & Bluffton
- ▶ Savannah effect on our region
- ▶ Growth year to date indicates the pressure isn't going to be letting up



# LOWCOUNTRY COG

## People and Economy Report

Table 1: Population in the Lowcountry: 2000-2017

	2000	2010	2017	% Change 2000-2010	% Change 2010-2017
<b>Beaufort</b>	120,937	162,233	179,316	<b>34.15%</b>	<b>10.53%</b>
<b>Colleton</b>	38,264	38,892	37,581	<b>1.64%</b>	<b>-3.37%</b>
<b>Hampton</b>	21,386	21,090	20,066	<b>-1.38%</b>	<b>-4.86%</b>
<b>Jasper</b>	20,678	24,777	27,465	<b>19.82%</b>	<b>10.85%</b>
<b>Regional Total</b>	201,265	246,992	264,428	<b>22.72%</b>	<b>7.06%</b>
<b>South Carolina</b>	4,012,012	4,625,364	4,893,444	<b>15.29%</b>	<b>5.80%</b>

# LOWCOUNTRY COG

## People and Economy Report

	Census 2000	Census 2010	2017 Estimate	Percent Change 2000-2010	Average Annual Percent Change	Percent Change 2010-2017	Average Annual Percent Change
<b>Beaufort County</b>	120,937	162,233	179,316	<b>34.1%</b>	<b>3.4%</b>	<b>10.5%</b>	<b>1.8%</b>
Beaufort city	12,950	12,361	13,413	<b>-4.5%</b>	<b>-0.5%</b>	<b>8.5%</b>	<b>1.4%</b>
Bluffton town	1,275	12,530	17,164	<b>882.7%</b>	<b>88.3%</b>	<b>37.0%</b>	<b>6.2%</b>
Burton CDP	7,180	6,976	8,169	<b>-2.8%</b>	<b>-0.3%</b>	<b>17.1%</b>	<b>2.9%</b>
Hilton Head Island town	33,862	37,099	39,666	<b>9.6%</b>	<b>1.0%</b>	<b>6.9%</b>	<b>1.2%</b>
Laurel Bay CDP	6,625	5,891	6,572	<b>-11.1%</b>	<b>-1.1%</b>	<b>11.6%</b>	<b>1.9%</b>
Port Royal town	3,950	10,678	12,218	<b>170.3%</b>	<b>17.0%</b>	<b>14.4%</b>	<b>2.4%</b>
Shell Point CDP	2,856	2,336	2,453	<b>-18.2%</b>	<b>-1.8%</b>	<b>5.0%</b>	<b>0.8%</b>
<b>Jasper County</b>	20,678	24,777	27,465	<b>19.8%</b>	<b>2.0%</b>	<b>10.8%</b>	<b>1.8%</b>
Hardeeville city	1,793	2,952	5,084	<b>64.6%</b>	<b>6.5%</b>	<b>72.2%</b>	<b>12.0%</b>
Ridgeland town	2,518	4,036	4,073	<b>60.3%</b>	<b>6.0%</b>	<b>0.9%</b>	<b>0.2%</b>



# Ongoing Economic Development Efforts Are Intended To:

Diversify the region economy

Build tax base

Improve people's lives

# OUR EFFORTS WILL PUT MORE PRESSURE ON AN ALREADY STRAINED WORKER HOUSING STOCK

- ▶ Competition between economic base jobs and tourism/hospitality
- ▶ Competition of residents versus hospitality visas



# Economic Development Pipeline

Leads to date - 66

Done deals - 10

Active leads - projects 37 -

13 - A projects

16 - B projects

8 - C projects

19 - Dropped or Lost Projects



# Results First Six Months (Scorecard):

Secured \$1,467,061 in incentives for Beaufort County companies

\$773,500 obtained for site development; Grant & Proviso

Site Development on Sites progressing throughout the county

224 Retained or New Jobs with Companies

40 Business Retention and Expansion Meetings

2 Request for Information week of 12/14/18



# RECOMMENDATION: BOLD INITIATIVES

- ▶ Incentives
- ▶ Renegotiate planned development agreements
- ▶ Leverage public investments to get what you want
- ▶ Allocate existing lands
- ▶ Support legislation for 10% set asides in future developments
- ▶ Balance Rural and Critical Lands, tree survey's with needs of residents
- ▶ Trust planners