Central Midlands Region Population Projection Report 2020-2050

CENTRAL MIDLANDS REGION POPULATION PROJECTIONS
2020-2050

TABLE OF CONTENTS

LIST OF FIGURES

APPENDICES

Introduction

Population projections are an important tool for government officials, policymakers and planners world-wide to gauge anticipated future population growth against the demand for water, food, energy and other services, as well as ascertain how the demographic composition of the area in question might look in the future.

Population projection deals with computations of future population size and characteristics based on assumptions about future trends in fertility, mortality and migration. Since it is not possible to predict the future trends in fertility, mortality and migration with one hundred percent certainty, it is also not possible to predict the future size and characteristics of a population accurately. The development of population projections is an intelligent exercise, based on a number of factors, such as available, undeveloped land,; local zoning policies; recent historical development trends, to make a "best guess" as to what would potentially happen to an area's current population under specified assumptions of fertility, mortality and migration in future years.

To this end, planners use a variety of methods and tools for "predicting" the future in the most accurate and feasible way possible, using demographic trends that are measured from historic census data points out to the designated horizon year.

Methodology

One of the most frequently-used population forecasting techniques is the cohort-component model. The cohort-component method has a longstanding tradition in demography, having been used for constructing population projections for more than a century. It is widely used because it provides a powerful yet flexible approach to the population projection process. It can incorporate many different application techniques, types of data, and assumptions regarding future population change. It can be used at any level of geography, from nations down to states, counties, and sub-areas. Perhaps most importantly, it provides projections not only of total population but also of demographic composition and individual components of growth.

In developing the 2020-2050 Population Projections for the Central Midlands region, CMCOG staff initially used a cohort-component model to develop population projections for each individual county within the region, using fertility, birth and death rates and migration trend data specific to each respective county; Richland, Lexington, Newberry and Fairfield counties.

A variety of projections were run to take into account different scenarios from slow to rapid growth and to analyze the legitimacy of their respective outcomes. Staff not only used the projections developed in-house using the age-cohort component model, but also compared these results against those of nationally respected economic and demographic data analyst, Woods and Poole Economics, Inc., as well as data created in five-year increments from 2000 to 2030 by the South Carolina Budget and Control Board,

Office of Research and Statistics. Using data compiled from these three data sources, three different growth scenarios at the county level were created; namely high, medium and low future growth trends.

The next step involved disaggregating the new county control numbers down to the census tract level. The disaggregation process was a two-step process. Initially, CMCOG staff looked at a number of variables to determine which tracts had more potential for development and which were less likely to be developed in the next thirty years. Using GIS, the percentages of constrained and protected lands were identified in each census tract to determine the tract's potential for future development. Population trends at the census tract level dating back to 1970 were also analyzed in conjunction with the numbers of persons per household for each tract in order to gain an historical perspective. Recent residential building permit trends from 2010 to 2016 were also studied in order to identify tracts that had seen population growth since the 2010 Census.

An integral part of the population disaggregation process involved meeting with planning staff from within all 4 counties in the Central Midlands region, (Richland, Lexington, Newberry and Fairfield counties) as well as with staff from the major municipalities from around the region. This approach was deemed crucial in order to draw on the knowledge of local planners with regard to compatibility with current zoning, land use and comprehensive plans, as well as allowing CMCOG staff to receive information about new development projects around the region as well as to gain information about future infrastructure expansion, particularly with regard to the proposed location of new water and sewer lines. This collaborative approach between agency staff and our member governments was invaluable in disaggregating the county-level numbers down to smaller levels of geography.

Regional Trends

The Central Midlands region of South Carolina is a rapidly growing area of the southeastern United States. The Central Midlands region is home to the City of Columbia and much of South Carolina's state government; one of the region's major employers. The Central Midlands is also home to a number of higher educational establishments; most notably the University of South Carolina, home to more than 36,000 full-time students in 2017. The region also is home to a large military presence, being home to Fort Jackson; the U.S. Army's largest basic training facility on the east coast, as well as having the McEntire Joint National Guard Base located in the region in lower Richland County. Shaw Air Force Base, located in neighboring Sumter County also attracts residents to the region wither during their active military service or in retirement to take advantage of the benefits offered to military families and retirees by the military installations and Veteran's Affairs offices and its associated hospital.

Other reasons for the growth of the Central Midlands region can be attributed to the favorable climate and its location almost equidistant from the foothills of the Appalachian Mountains and the beaches of the Atlantic coast; low property tax rates than seen elsewhere in the country or even the state and an abundance of affordable housing.

Since the last decennial Census in 2010 and this study's base year of 2020, it is anticipated that the population of the four-county area will have increased by 131,460 residents; from 708,359 to 839,918; for a population increase of 18.6%. In the decade prior to 2010, the region's population had increased by approximately the same proportion; 18.8%. In order to establish the 2020 base year population, a number of assumptions were made alongside those which came out of the age cohort component model. Interim year census estimates, published annually by the U.S. Census Bureau through its sample annual American Community Survey, were analyzed in conjunction with a review of residential building permits issued since the last decennial census in 2010. Permits for both single family and multi-family housing units were tallied before being geo-coded and mapped to latitude and longitude coordinates, to determine their location by census tract. The numbers of permits in each census tract across the region were then multiplied by the average number of persons per household to determine how much population to apply to each level of geography, starting at the county level, before disaggregating the numbers down to pre-defined sub-areas (consisting of combinations of census tracts) and, finally, by individual census tract.

Central Midlands Regional Population Trends: 2020-2050
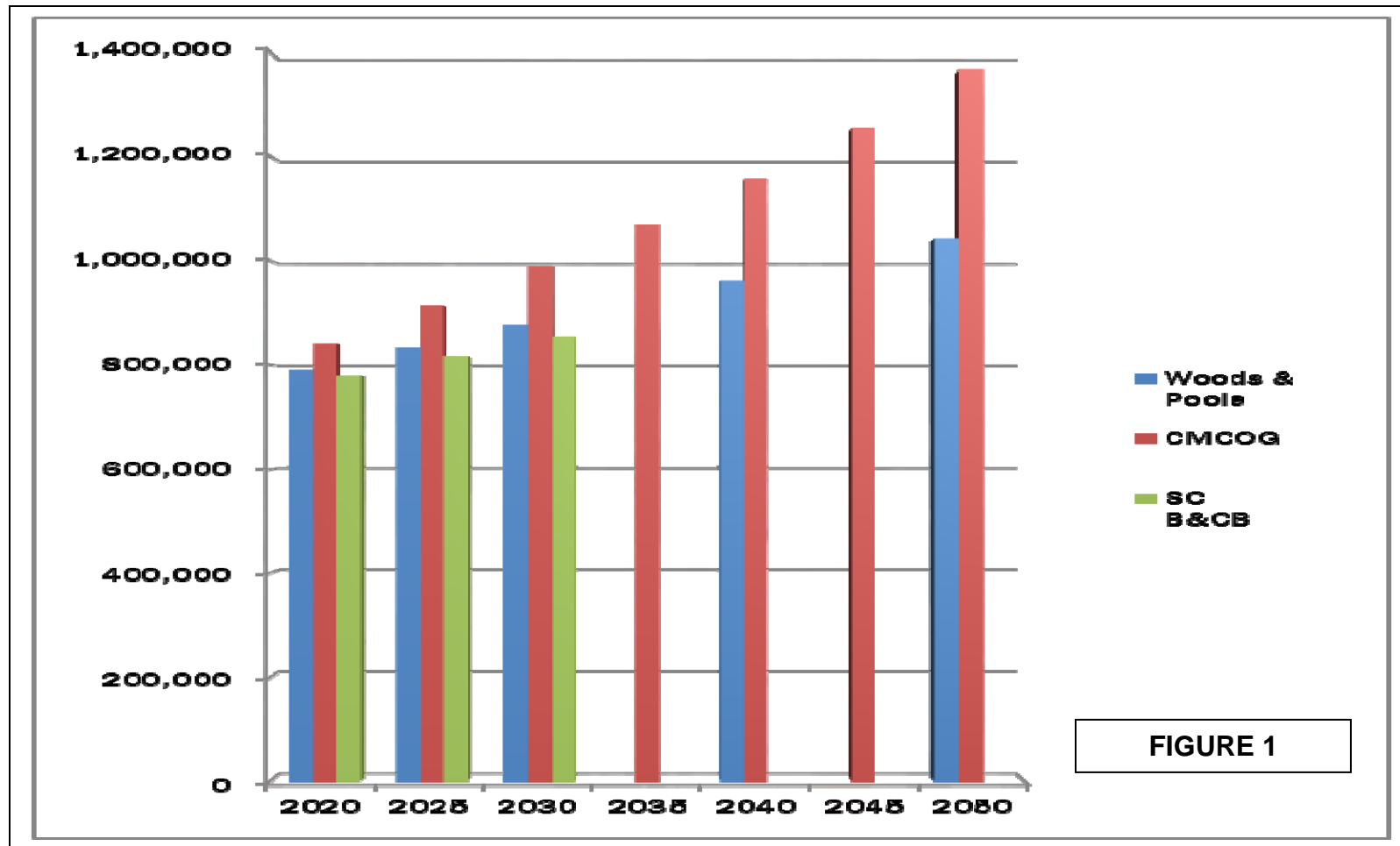
FIGURE 1

Figure 1 (Above) shows that over the course of the next thirty years, the population of the Central Midlands region of South Carolina is expected to grow by more than 525,000 residents (62.6%). By 2050, it is projected that the population of the four-county Central Midlands region will total almost 1.4 million people.

Central Midlands Regional Population Trends by County: 2020-2050

	2020	2025	2030	2035	2040	2045	2050
Richland County	456,027	494,141	532,702	571,854	613,854	658,841	706,818
Newberry County	40,612	42,663	44,362	45,984	47,401	48,822	50,251
Fairfield County	24,497	25,085	25,321	25,576	25,865	26,501	26,924
Lexington County	318,683	350,852	386,044	424,979	468,910	520,278	581,135
CMCOG Region	839,819	912,741	988,430	1,068,394	1,155,760	1,254,051	1,365,128

Figure 2

Newberry County
Pop. Change: +9,639
% Change: 23.7%
Annual % Growth: 0.8%

Fairfield County
Pop. Change: +2,427
% Change: 9.9%
Annual % Growth: 0.3%

Lexington County
Pop. Change: +262,452
% Change: 82.4%
Annual % Growth: 2.7%

Richland County
Pop. Change: +250,791
% Change: 54.9%
Annual % Growth: 1.8%
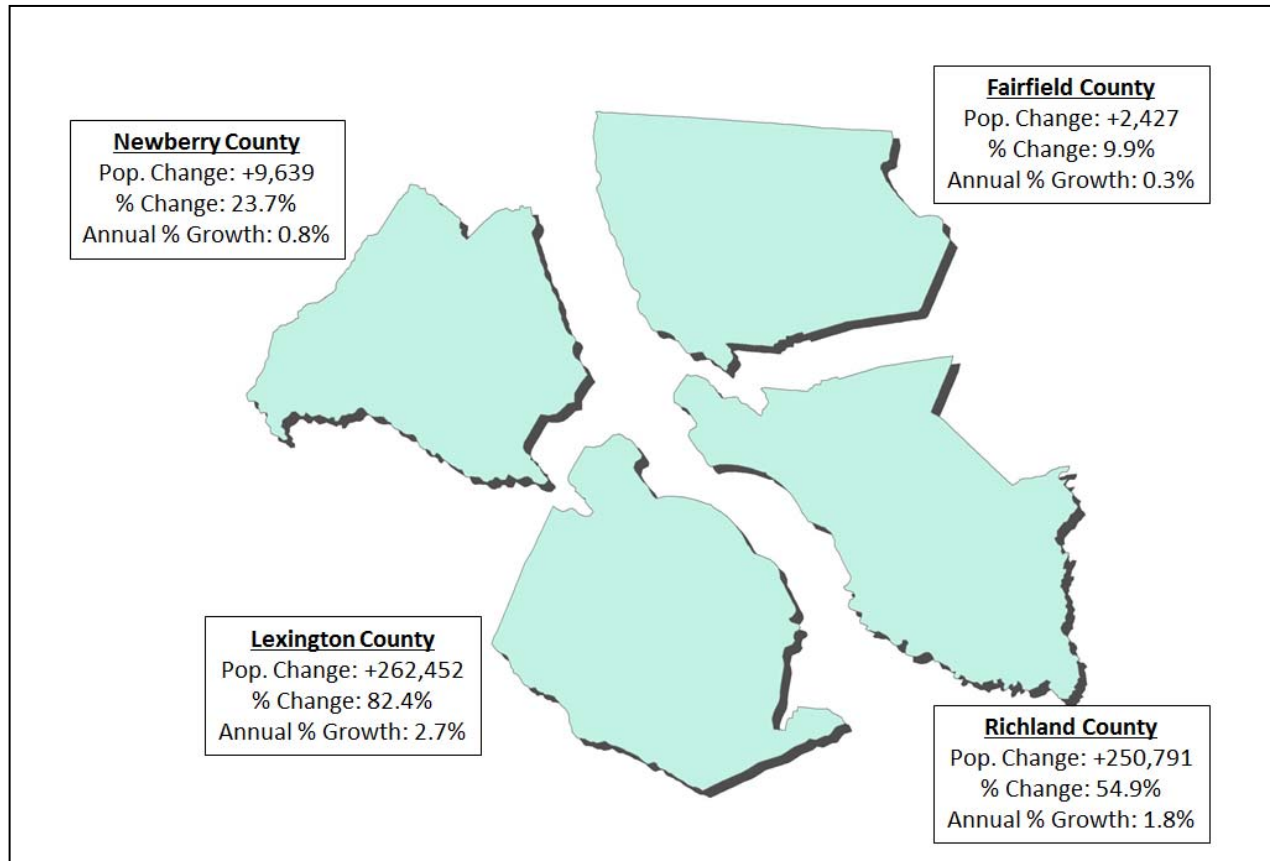
Figure 3

Regional Overview by County - Lexington County

Figure 4 (below) shows the projected population change in Lexington County between 2020 and 2050. Lexington County, where the population has grown by 21.5% since 2010, is projected to be the fast-growing county in the Central Midlands Region and is expected to add a further 262,452 residents to the county's population by 2050. This represents a projected population increase of 82.4% and a projected total population in 2050 of 581,135. The majority of the growth in Lexington County is anticipated to be in the central portion of the county, in and around the Town of Lexington as well as in the Red Bank and White Knoll communities. The Gilbert area to the west of the county seat and the Pelion area (along SC 302 and Highway 6, especially) are also expected to see significant growth, while growth is also expected to be strong in the Chapin area north of Lake Murray.
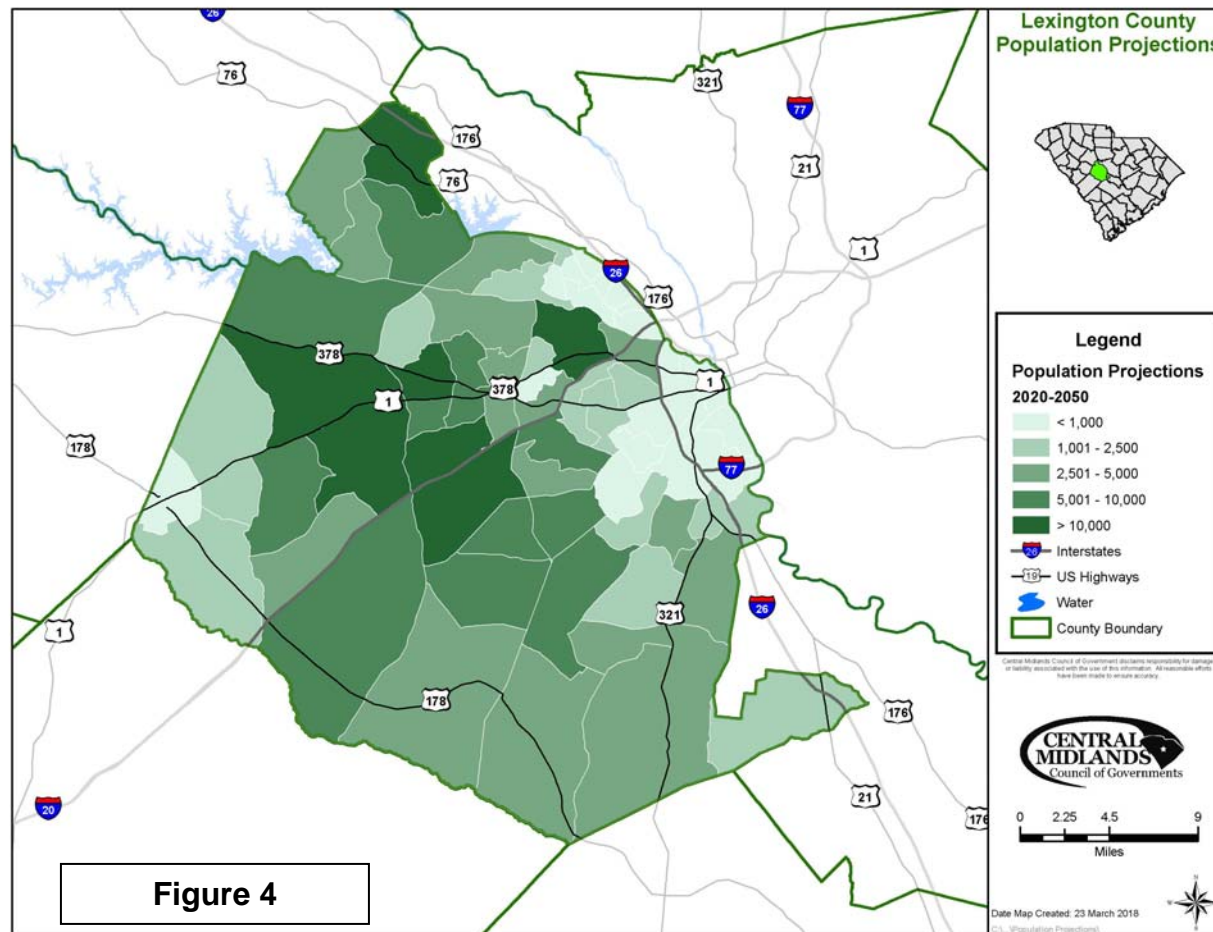
Figure 4

Richland County

Figure 5 (below) shows the projected population change in Richland County between 2020 and 2050. Richland County has seen its population grow by 71,500 inhabitants since the 2010 Census; an increase of 17.8%. This strong growth is expected to continue over the course of the next 30 years with a projected growth rate of 54.9%, which will add a further 250,000 persons to the total population of Richland County, for a total of almost 709,000 residents by 2050. The majority of growth is expected to occur in the northern portions of the county, especially in the Blythewood area, with spillover into the adjoining North Richland sector. Northeastern and northwestern portions of Richland County are also expected to see continued growth, with significant growth over the next thirty years also expected in the Downtown area and North Columbia sectors, as the current redevelopment and revitalization trends in the urban core of Columbia continues in the coming decades.
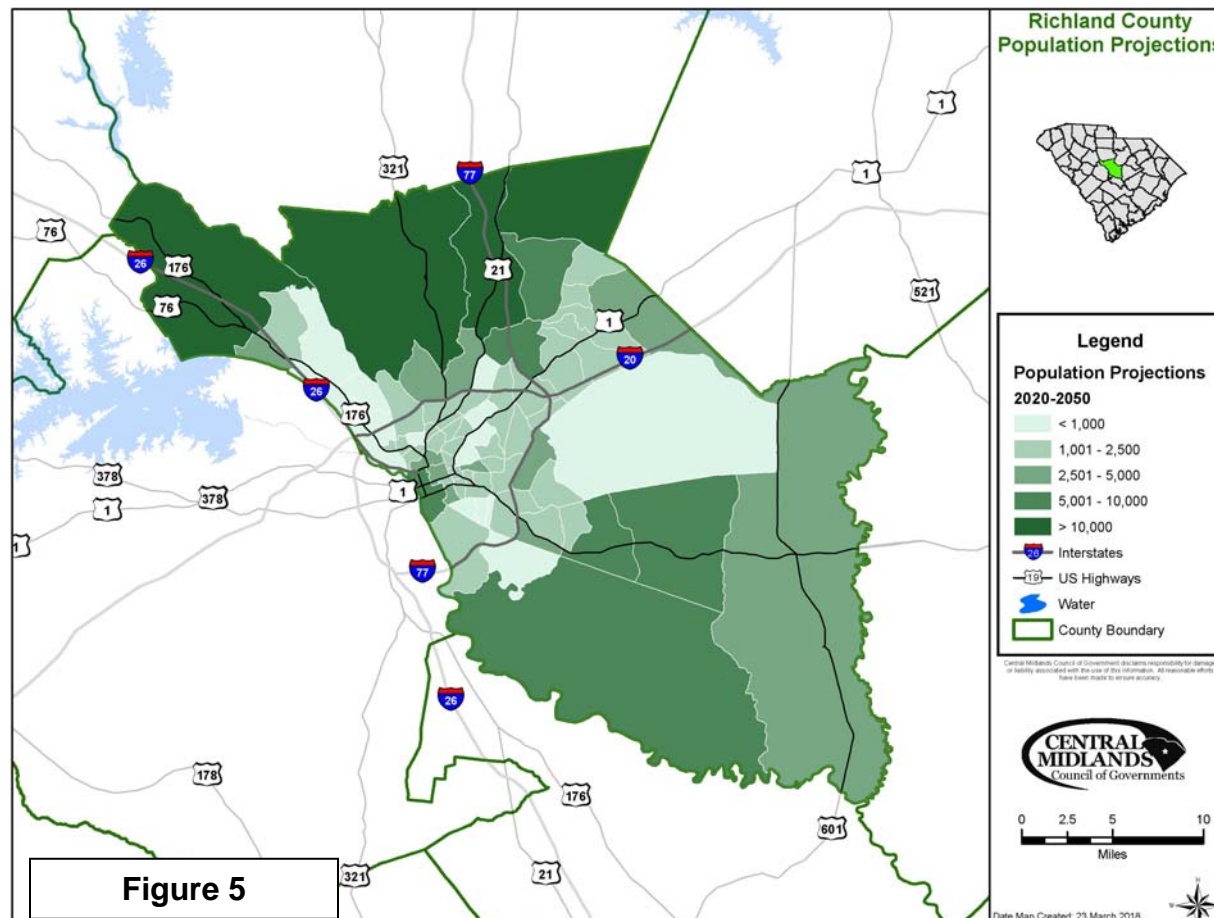
Figure 5

Newberry County

Figure 6 (below) shows the projected population change in Newberry County between 2020 and 2050. Newberry County, one of the two more rural counties in the Central Midlands region has experienced moderate growth since the 2010 Census. By 2020, the population of Newberry County is expected to be 40,612; an increase of 3,104 residents (8.3% growth) over the past decade. By 2050, the population of Newberry County is anticipated to see an increase of just under 10,000 new inhabitants at a growth rate of 23.7% over the 30-year period. The area of Newberry County where population growth is expected to be the most significant is in the southeastern portion of the county around the towns of Prosperity and Pomaria and around the northern shores of Lake Murray.
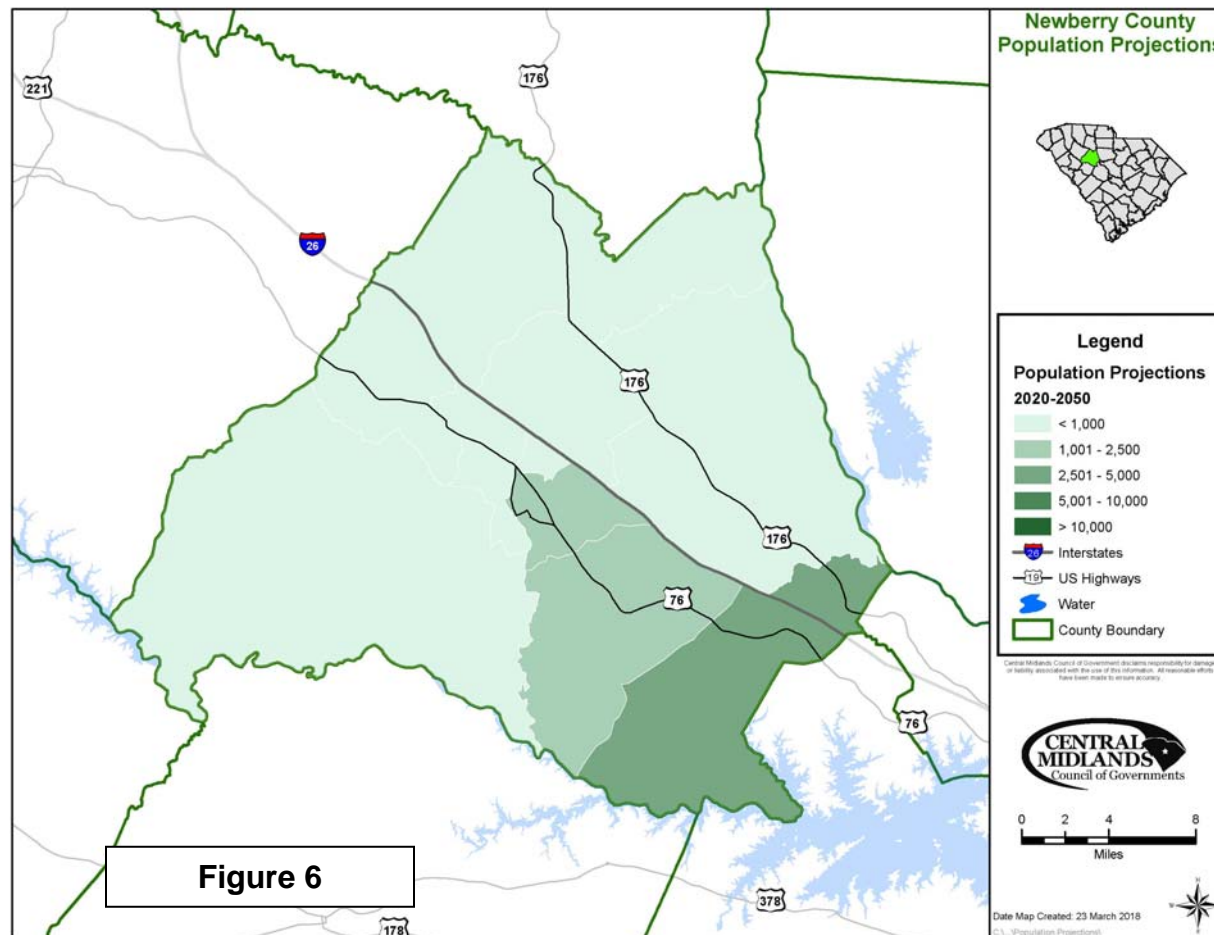
Figure 6

Fairfield County

Figure 7 (below) shows the projected population change in Fairfield County between 2020 and 2050. Fairfield County, the least-densely populated county in the Central Midlands region has seen moderate growth since the 2010 Census, adding 541 residents over the course of the past decade. Growth is expected to be slow in Fairfield County in the coming decades with a projected total population increase of 5,100 persons anticipated between 2020 and 2050. The main growth area of the county is expected to be in the eastern sector between the Town of Ridgeway and Lake Wateree as well as some spillover from growth from neighboring Blythewood area of Richland County, located immediately to the south.
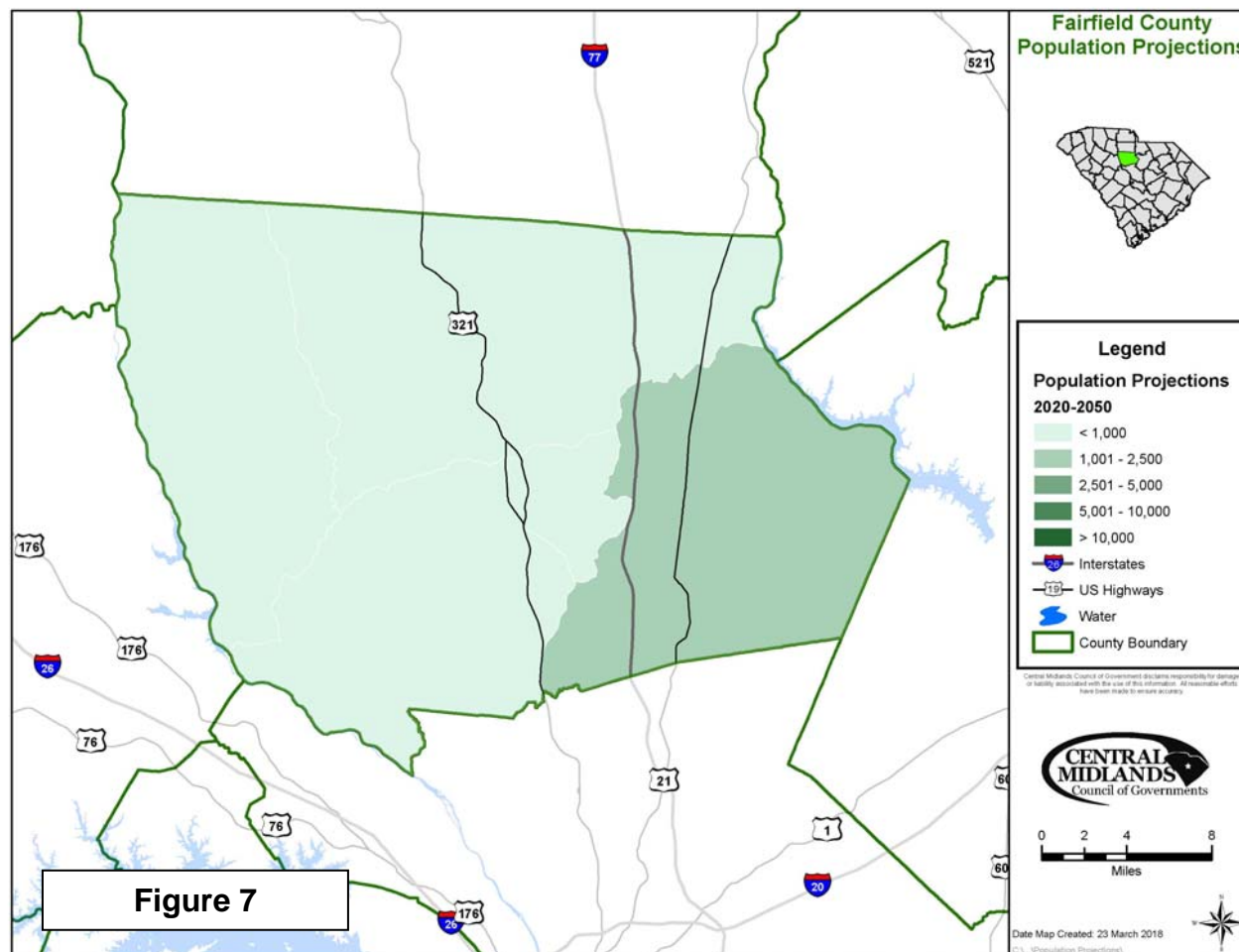
Figure 7

Percentage of Total Population Growth by Planning Sector: 2020-2050

Figure 8 (see page 11 over) shows the planning sectors within the Central Midlands region that are projected to see the highest total population growth in absolute numbers between 2020 and 2050. The sectors shaded in orange (Lexington, Gilbert and Blythewood) are expected to see the highest overall growth in the region, and together are projected to account for 40% of the region's total growth in population (210,960 persons).

The blue shaded areas of Irmo, Pelion, Richland Northeast, Chapin and Downtown Columbia will together account for 28% of the total population growth in the region between 2020 and 2050 (146,371 persons) as growth continues to occur in these large, suburban tracts adjacent to the areas which are anticipated to see the greatest overall population increases.

The green shaded areas, which, with the exception of North Richland and Swansea, located within the core of the Columbia Metropolitan area (Forest Acres, Arcadia Lakes, Shandon/Rosewood and the Garners Ferry Road and North Main Street corridors) should account for around 18% of the total growth in the region between 2020 and 2050.

8% of the total population growth is projected to occur in the Springdale, South Congaree, Dutch Fork, Lower Richland/Hopkins communities as well as in eastern Newberry County, with the un-shaded areas, located predominantly in peripheral portions of the region where population growth has, historically been less intense and dense in nature, will see some growth, and will account for the remaining 6% of total population growth in the Central Midlands region between 2020 and 2050

2020-2050 POPULATION CHANGE

Figure 8

South Congaree = 10,879
Cedar Creek = 7,575
Dutch Fork = 7,081
Springdale = 6,402
Hopkins = 6,150
Pomaria/Prosperity = 5,801

Lexington = 109,362
Gilbert = 54,348
Blythewood = 47,250

Irmo = 32,495
Pelion = 32,039
Richland NE = 27,395
Downtown = 31,050
Chapin = 23,392

North Columbia = 18,195
Dentsville/Arcadia Lakes = 15,359
North Richland = 13,988
Swansea = 13,240
East Columbia = 13,157
Southeast Richland = 11,812
South Columbia = 11,083
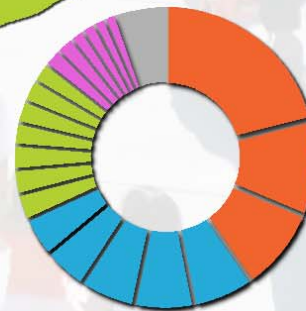
8%
18%
40%
28%

Key

1	Downtown
2a	South Columbia
2b	South Richland
3a	East Columbia
3b	Dentsville/Arcadia Lakes
4a	North Columbia
4b	Cedar Creek
5a	St. Andrews (Richland)
5b	St. Andrews (Lexington)
6a	West Columbia/Cayce
6b	Springdale
7a	Southeast Richland
7b	Hopkins
7c	East Richland
8	Fort Jackson
9a	Richland Northeast
9b	Blythewood
9c	North Richland
10a	Irmo
10b	Dutch Fork
10c	Chapin
11	Lexington
12a	South Congaree
12b	Swansea
12c	Pelion
13a	Gilbert
13b	Batesburg-Leesville
14	Whitmire
15	Chappells
16	Newberry
17	Pomaria/Prosperity
18	Monticello
19	Winnsboro
20	Ridgeway

CMCOG Planning Sectors
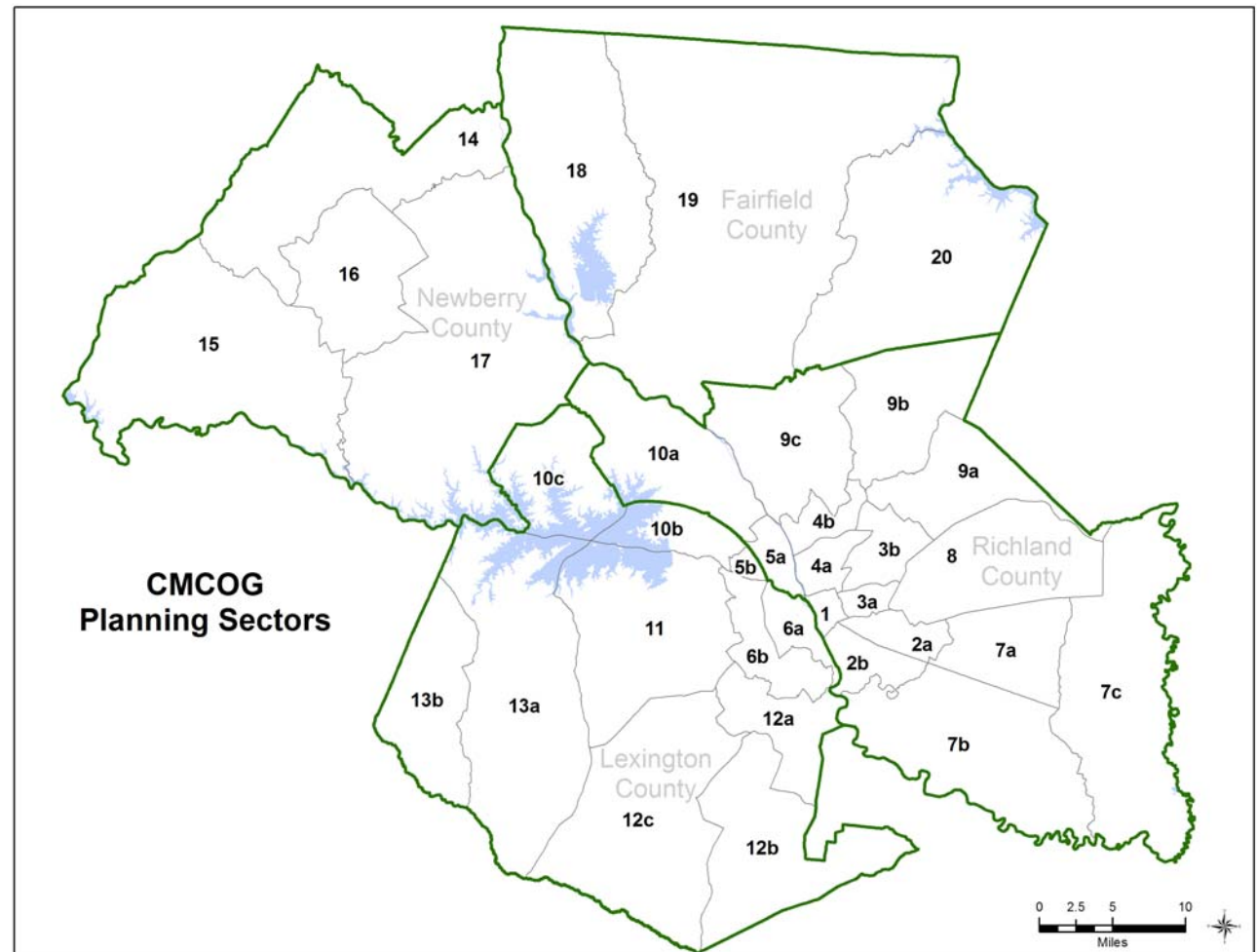
Figure 9

Sector 1 – Downtown Columbia

Downtown Columbia has undergone a transformation over the past decade as Main Street and the Vista have witnessed major regeneration resulting in the Downtown area becoming much more of a destination.

Recent student housing and market rate apartment and condominium developments have resulted in an increased in the population of the Downtown sector from around 15,000 in 2000 to almost 18,000 in 2010.

More than 2,100 new residential units have been permitted to construction since 2010; a trend that is projected to continue over the course of the next several decades as Downtown Columbia continues to grow and develop thanks to a mix of public and private residential and commercial developments as well as the continued growth of the University of South Carolina. By 2050, the estimated population of this area is projected to total more than 55,000 residents. Future growth will depend on a greatly increased density of development than currently exists in this sector.

Legend

Population Projections
2020-2050 Increase in Population

< 1,000	Planning Sectors
1,001 - 2,500	Census Tracts
2,501 - 5,000	26 Interstates
5,001 - 10,000	19 US Highways
> 10,000	SC Highways
	Water

12
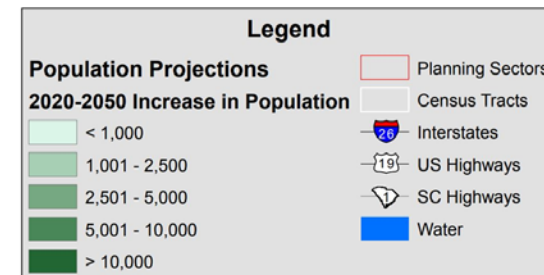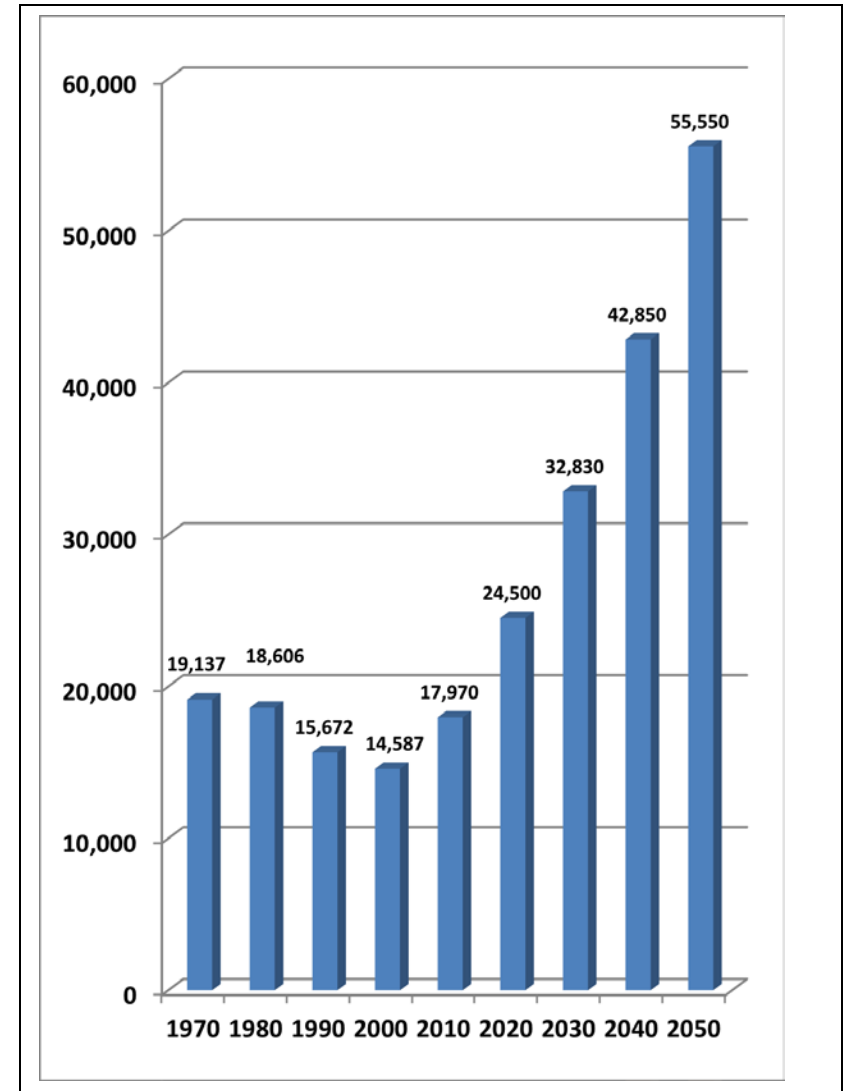
Sector 2a – South Columbia

The South Columbia has seen steady population growth over the past few decades and has seen around 600 new residential permits issued since the 2010 census. The South Columbia area, given its proximity to the Shandon neighborhood and Downtown Columbia coupled with favorable interstate connectivity to I-77 and I-20, has long been a desirable place to live.

Future population growth in the South Columbia area is projected to increase by a little over 16,000 residents between 2020 and 2050. Given the built-out nature of the area, any future population growth will require even denser concentrations of development. Developments such as the long-touted Burnside Farms should finally come to fruition once road projects like Pineview and Shop Roads are completed.

South Columbia

Legend

Population Projections
2020-2050 Increase in Population

	< 1,000
	1,001 - 2,500
	2,501 - 5,000
	5,001 - 10,000
	> 10,000

	Planning Sectors
	Census Tracts
26	Interstates
19	US Highways
	SC Highways
	Water

13
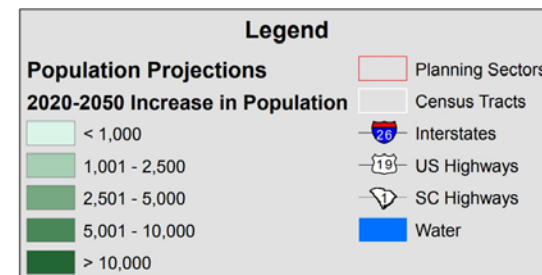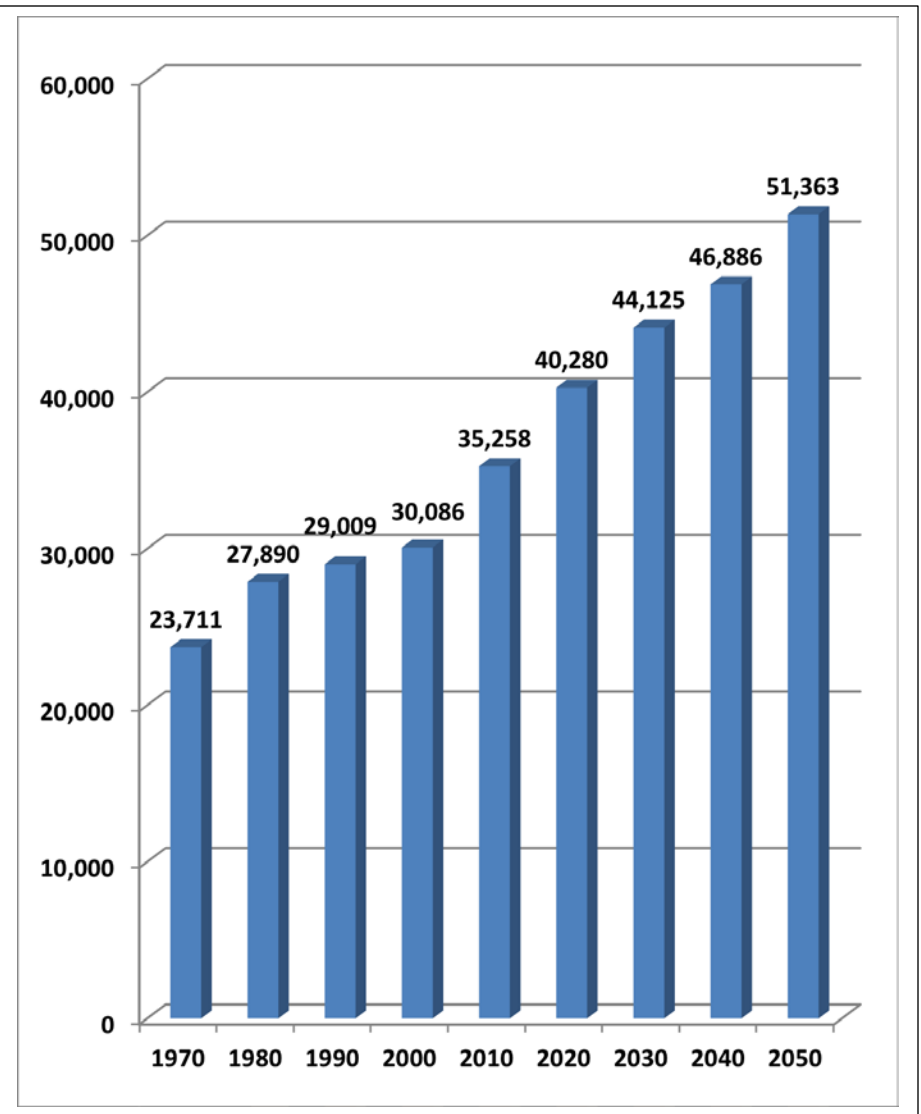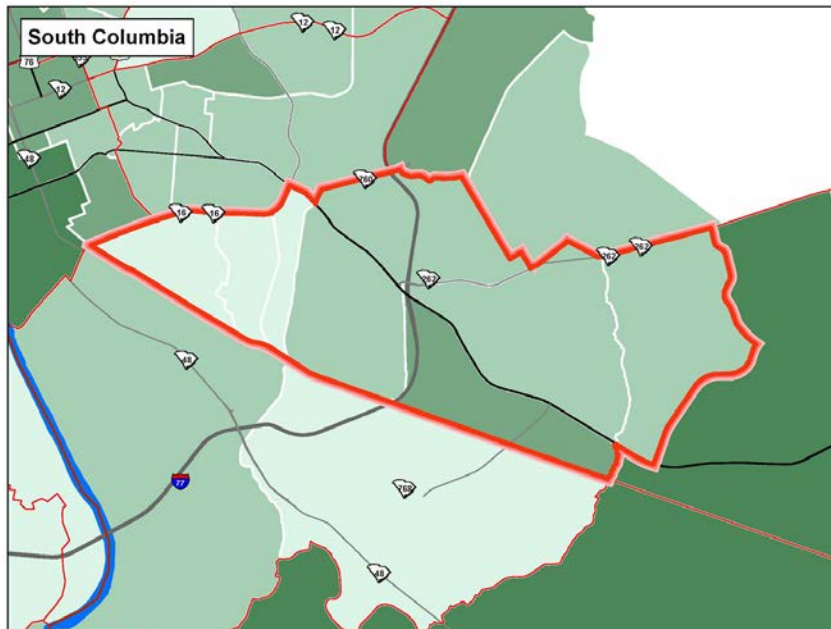
Sector 2b – South Richland

The primarily industrial South Richland sector has seen its population remain relatively stable for many decades, seeing a net loss of 454 persons between 1970 and 2000. Between 2000 and 2010, the area gained more than 2,500 persons, due to a number of apartments and condominium developments that were constructed near the Williams-Brice football stadium on Shop and Bluff Roads.

In spite of being a significant industrial corridor, the South Richland area is expected to see its population continue to grow moderately; adding around 3,000 new residents by 2050. Future residential growth will likely be in-fill development, due to the fact that much of the area is already built-out or located in the flood plain.

Legend

Population Projections
2020-2050 Increase in Population

< 1,000	
1,001 - 2,500	
2,501 - 5,000	
5,001 - 10,000	
> 10,000	

Planning Sectors	
Census Tracts	
Interstates	
US Highways	
SC Highways	
Water	
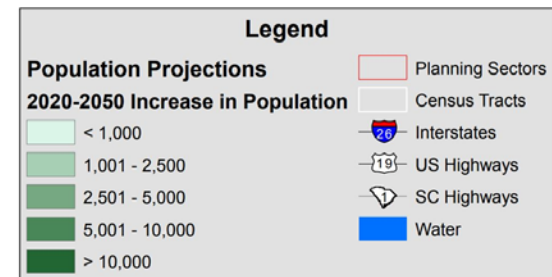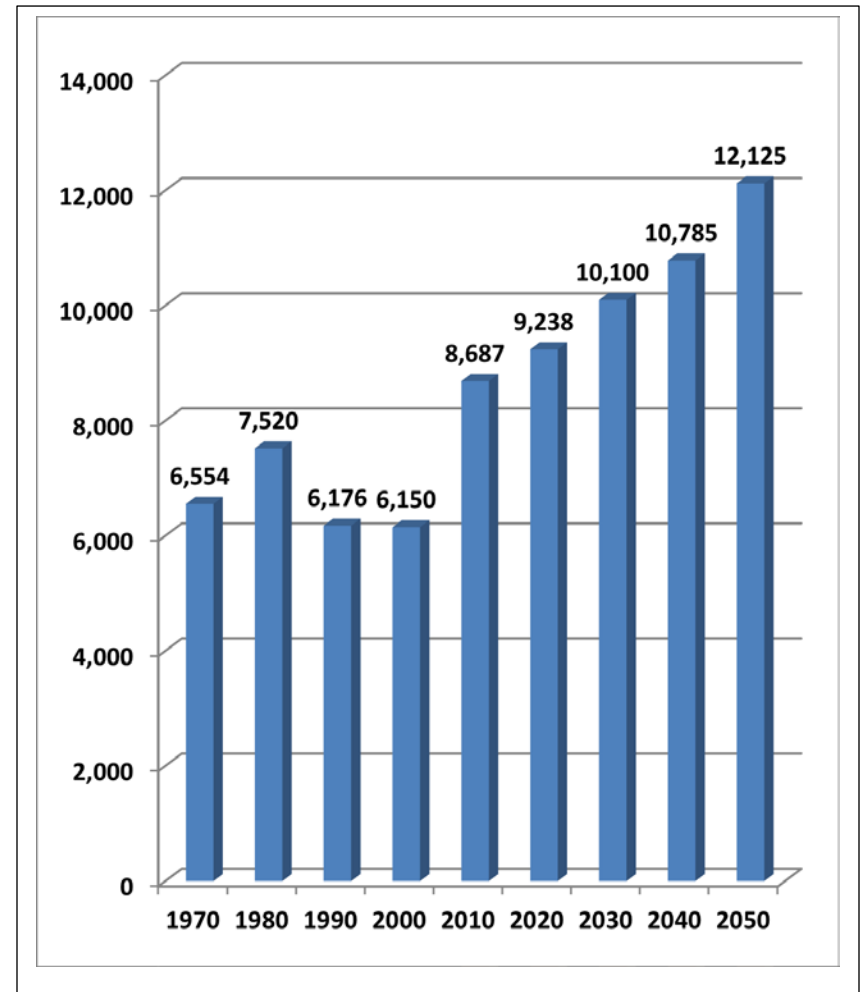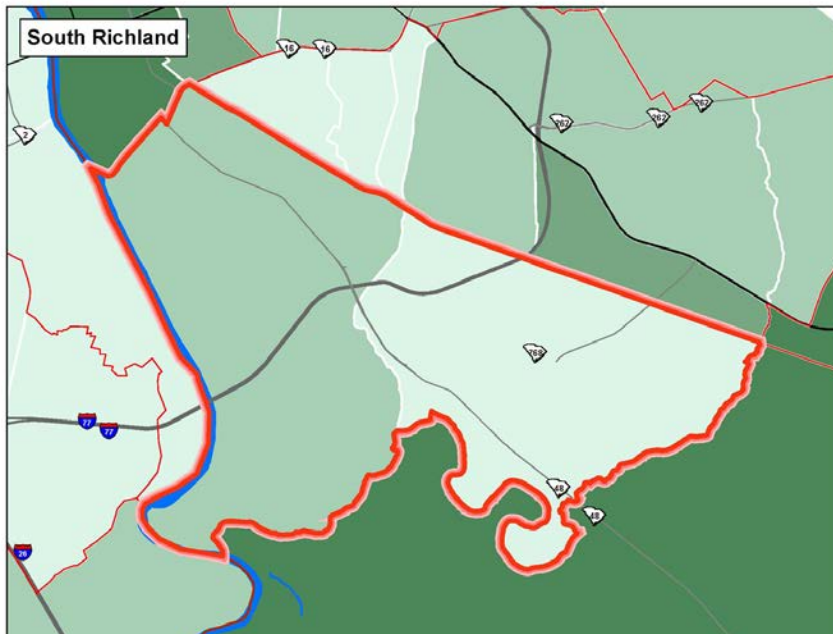
Sector 3a – East Columbia

The East Columbia area to the south of Forest Drive saw its population growth decline in the years between 1990 and 2010, decreasing by almost 1,400 persons. Since 2010, 345 new residential units have been permitted for construction in the sector and this new growth, coupled with infill development and the redevelopment of neighborhoods like the recently-demolished Gonzales Gardens housing project, offer an opportunity for new growth in this sector.

Between 2020 and 2050, this area is projected to steadily increase its population by around 13,000 people. Opportunities exist in this sector for a higher density of development, with redevelopment of Richland Mall a distinct possibility by 2050, together with continued rebuilding efforts from the 2015 floods which hit this sector hard.

East Columbia

Year	Population
1970	26,099
1980	22,787
1990	21,339
2000	20,754
2010	20,072
2020	22,943
2030	27,111
2040	31,875
2050	36,100

Legend

Population Projections
2020-2050 Increase in Population

- < 1,000
- 1,001 - 2,500
- 2,501 - 5,000
- 5,001 - 10,000
- > 10,000

- Planning Sectors
- Census Tracts
- Interstates
- US Highways
- SC Highways
- Water

15
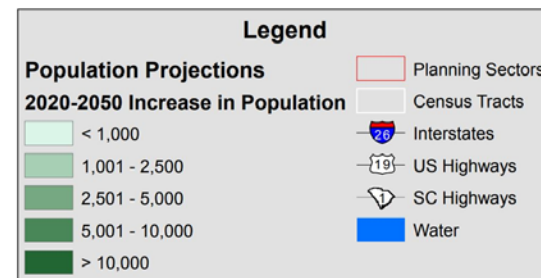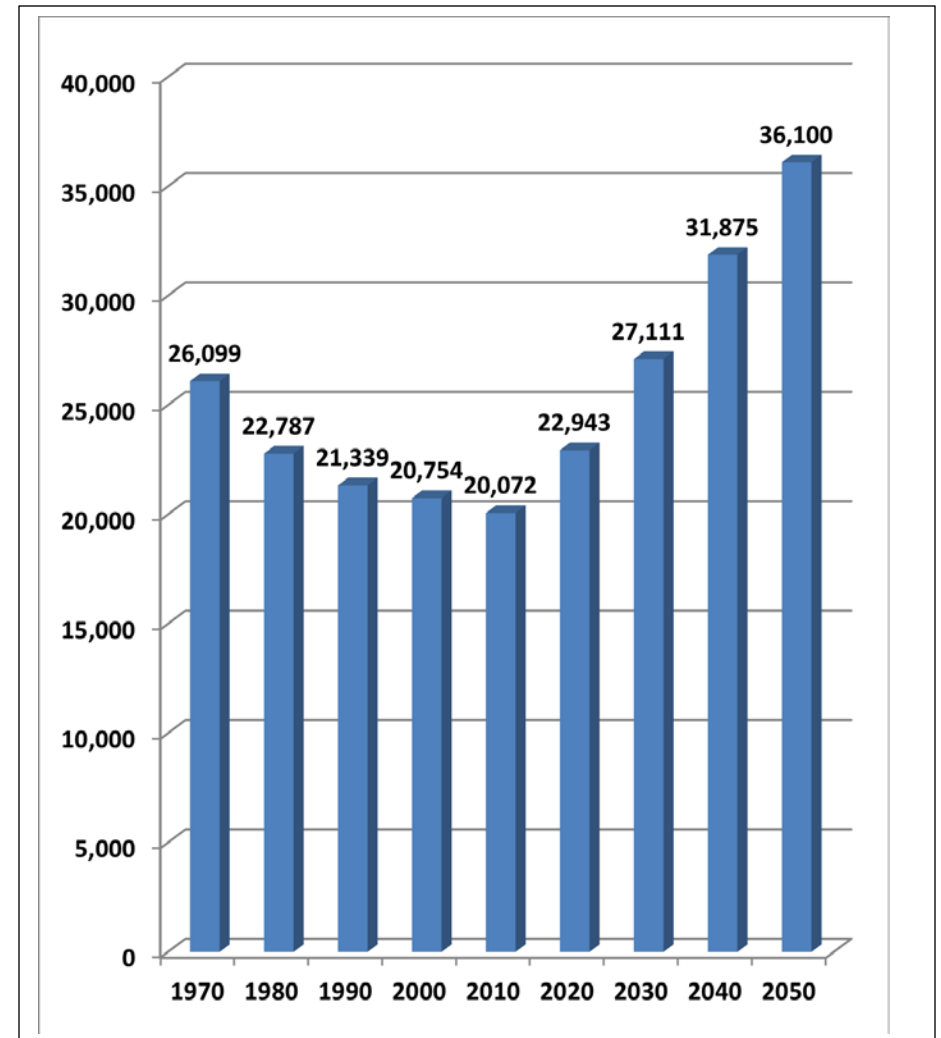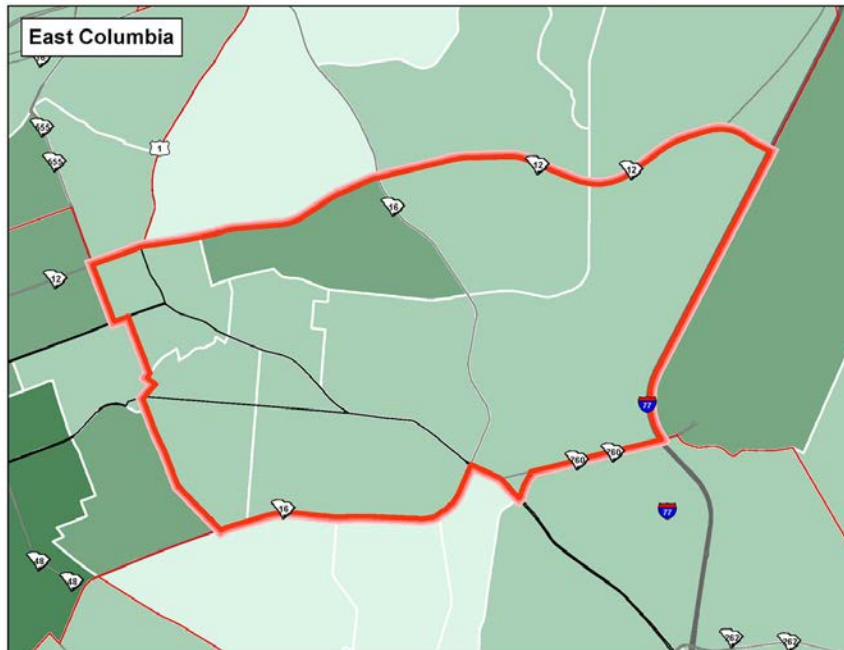
Sector 3b – Dentsville/Arcadia Lakes

The population of the Dentsville sector, which includes the areas north of Forest Drive in Columbia, as well as portions of the City of Forest Acres and the Town of Arcadia Lakes, has fluctuated over the past several decades, from a high of 51,511 in 1980 to a low of 44,732 in 2010. Recent developments point to an area whose population is once again on the rise, as shown by the 571 new residential units permitted for construction since the 2010 census.

By 2050, the population of this sector is projected to be 64,175; 15,350 more than in 2020. The Dentsville/Arcadia Lakes sector has several potential projects that will spur growth; most notably the redevelopment of the former Cardinal Newman High School site on Forest Drive, which is slated to become a mixed-use commercial/residential development.

Legend

Population Projections
2020-2050 Increase in Population

- < 1,000
- 1,001 - 2,500
- 2,501 - 5,000
- 5,001 - 10,000
- > 10,000

- Planning Sectors
- Census Tracts
- Interstates
- US Highways
- SC Highways
- Water

16
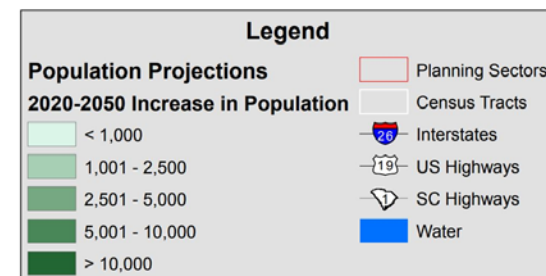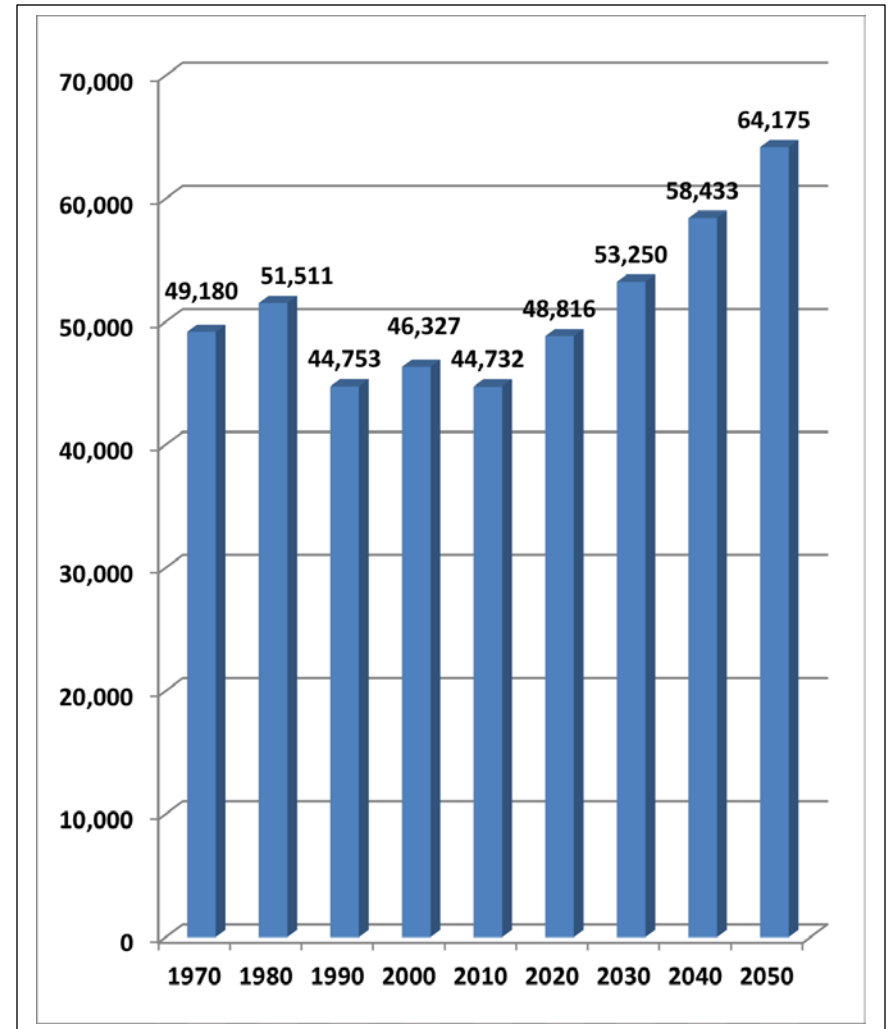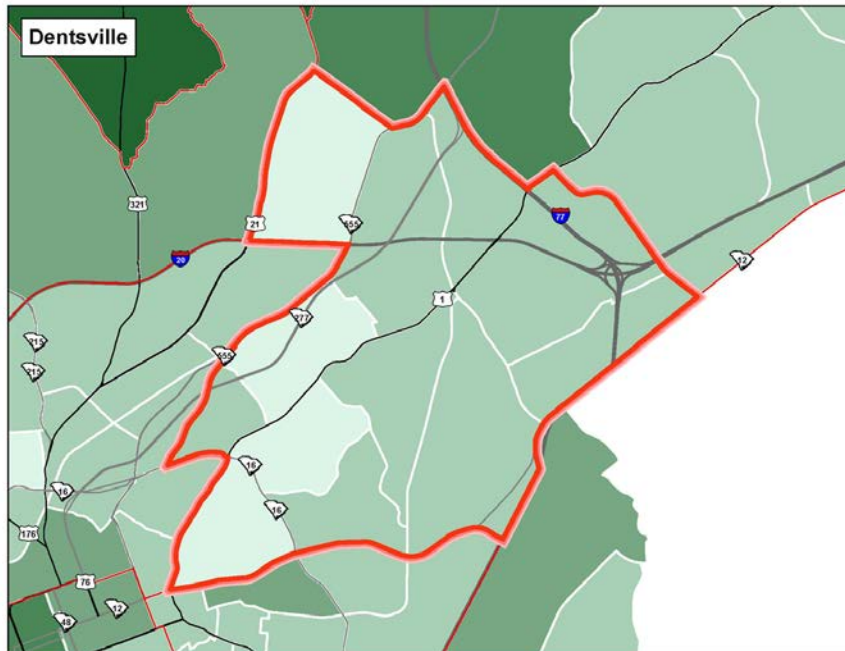
Sector 4a – North Columbia

North Columbia is an area that has witnessed a significant decline in population over the last several decades. In 1970, the population of North Columbia totaled more than 48,000; but by 2010, the population had fallen by 32% to 32,721.

North Columbia is however, now undergoing a resurgence. 529 new residential permits were issued between 2010 and 2016 and signs point to a renewed push to revive this long-neglected area of the city.

The key driving factor in the resurgence in this sector hinges on Bull Street Commons; a 181 acre site on the location of the former State Mental Hospital, which is currently beginning its transformation into a live, work and play destination, right on the edge of Downtown Columbia. Infill development is expected to also occur throughout this sector, resulting in a projected population of 54,195 by 2050.

Legend

Population Projections
2020-2050 Increase in Population

< 1,000	
1,001 - 2,500	
2,501 - 5,000	
5,001 - 10,000	
> 10,000	

Planning Sectors	
Census Tracts	
Interstates	26
US Highways	19
SC Highways	1
Water	

17
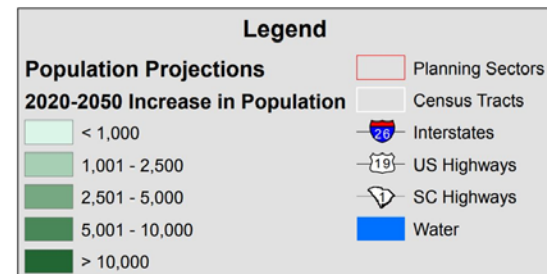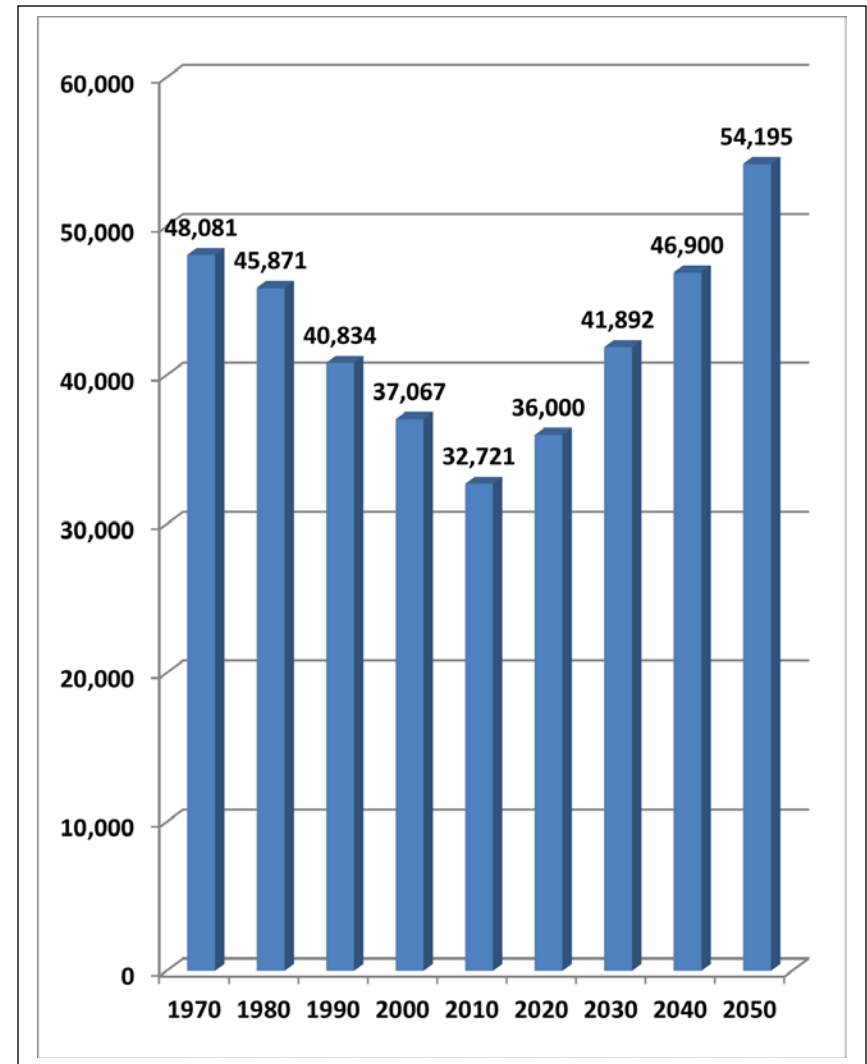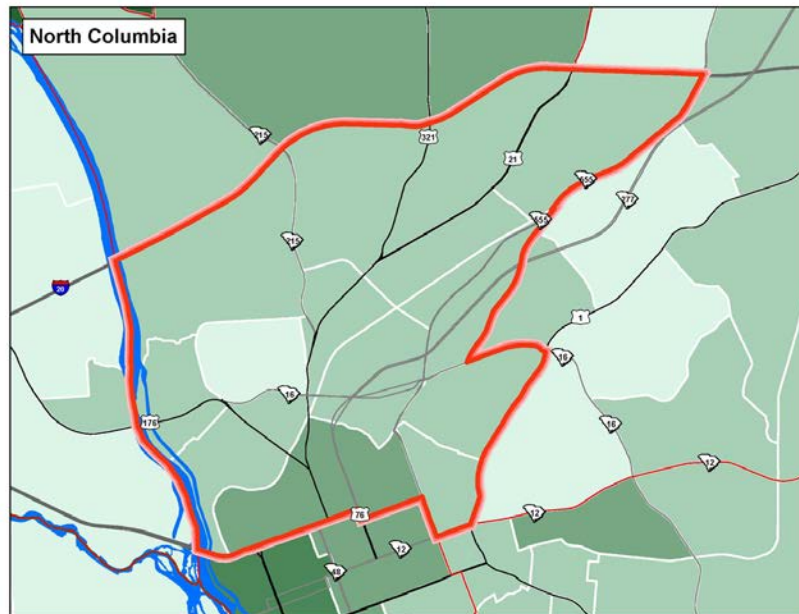
Sector 4b – Cedar Creek

The Cedar Creek sector, located just to the north of I-20 in northern Richland County, is another sector where the population has decreased over the past several decades. In 1990, the population of this area was almost 11,500 persons, but by 2010, this total had fallen to a population of just 8,663. The sector is home to Columbia International University, which has undergone an expansion in recent years.

Population growth in this area is expected to be slow to moderate; only 85 new residential units were permitted for construction in the Cedar Creek area between 2010 and 2016.

The 2020 population of this sector is expected to total 9,200 by 2020, increasing by 7,500 people by 2050 to around 16,775.

Legend

Population Projections
2020-2050 Increase in Population

< 1,000	Planning Sectors
1,001 - 2,500	Census Tracts
2,501 - 5,000	Interstates
5,001 - 10,000	US Highways
> 10,000	SC Highways
	Water

18
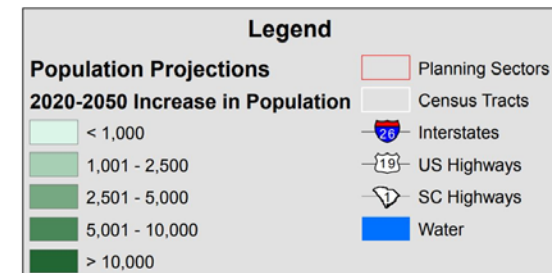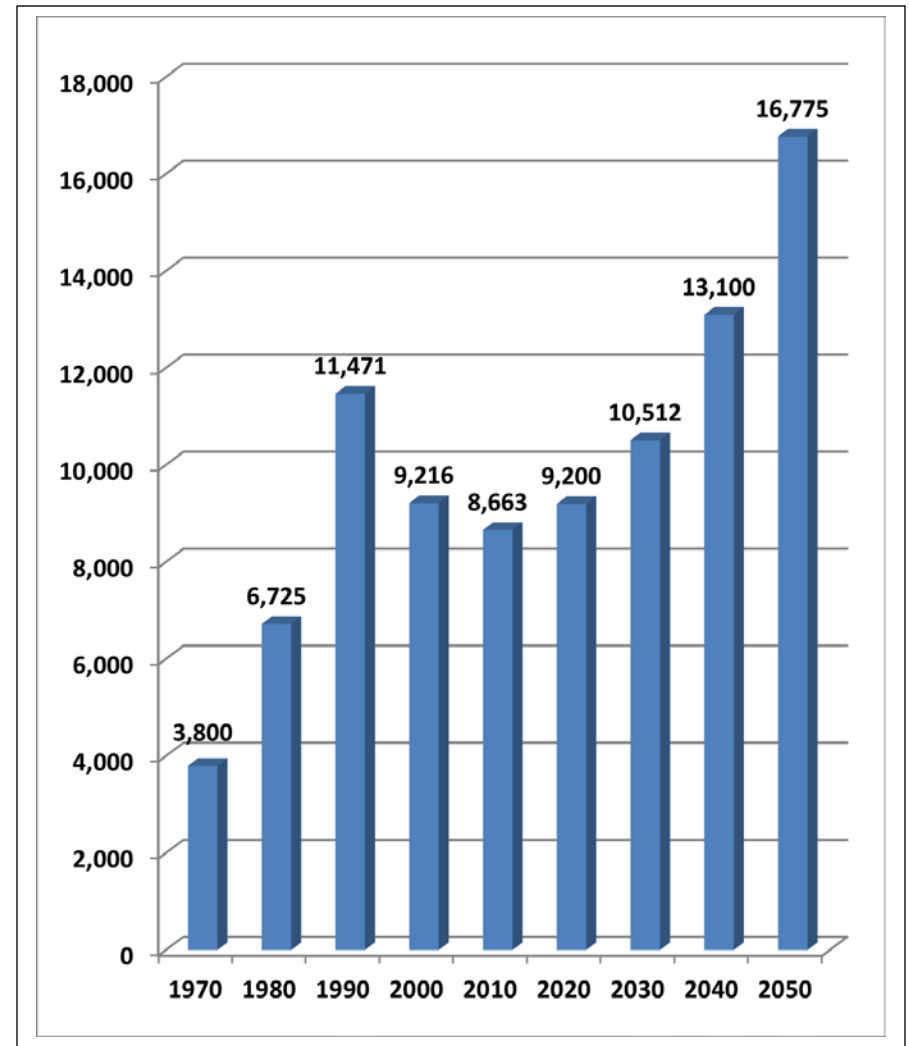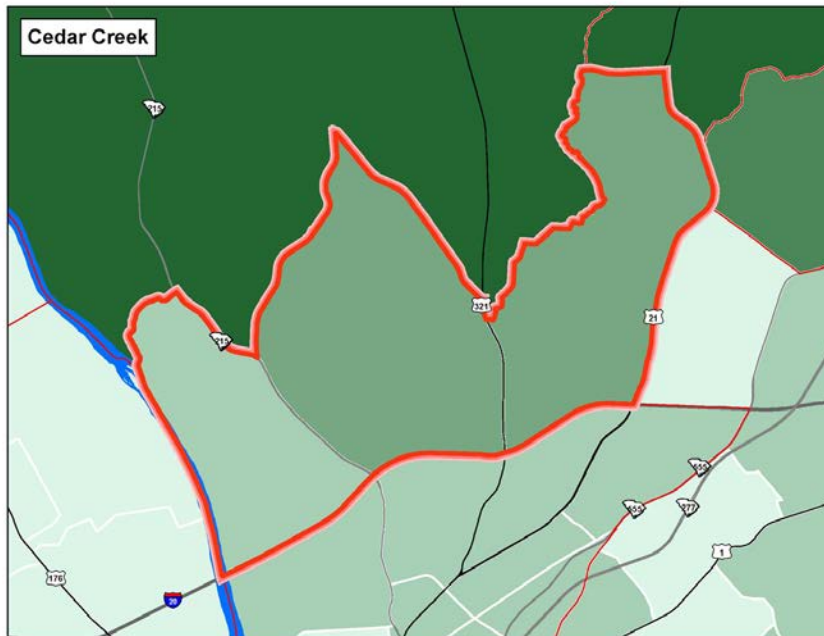
Sector 5a – St. Andrews (Richland)

Between 1970 and 1990, the population of the St. Andrews sector of Richland County grew by more than 16,000 persons as the area became home to a number of multi-family housing developments. Since 1990, the population has remained relatively constant, only increasing by 3,500 persons since 1990.

Growth in this sector is expected to remain slow, due to the fact that the area is built out. One former multi-family housing development on Fernandina Road near St. Andrews Road was recently demolished; leaving the possibility for some limited future residential development in this sector.

In 2020, the population of this area is expected to total 29,500 and is only expected to add 4,300 new residents over the next 30 years.

St. Andrews (Rich)

Year	Population
1970	8,260
1980	18,122
1990	24,607
2000	26,668
2010	28,032
2020	29,500
2030	30,710
2040	32,033
2050	33,795

Legend

Population Projections
2020-2050 Increase in Population

	< 1,000
	1,001 - 2,500
	2,501 - 5,000
	5,001 - 10,000
	> 10,000

	Planning Sectors
	Census Tracts
	Interstates
	US Highways
	SC Highways
	Water

19
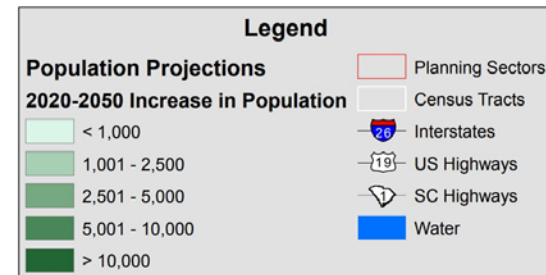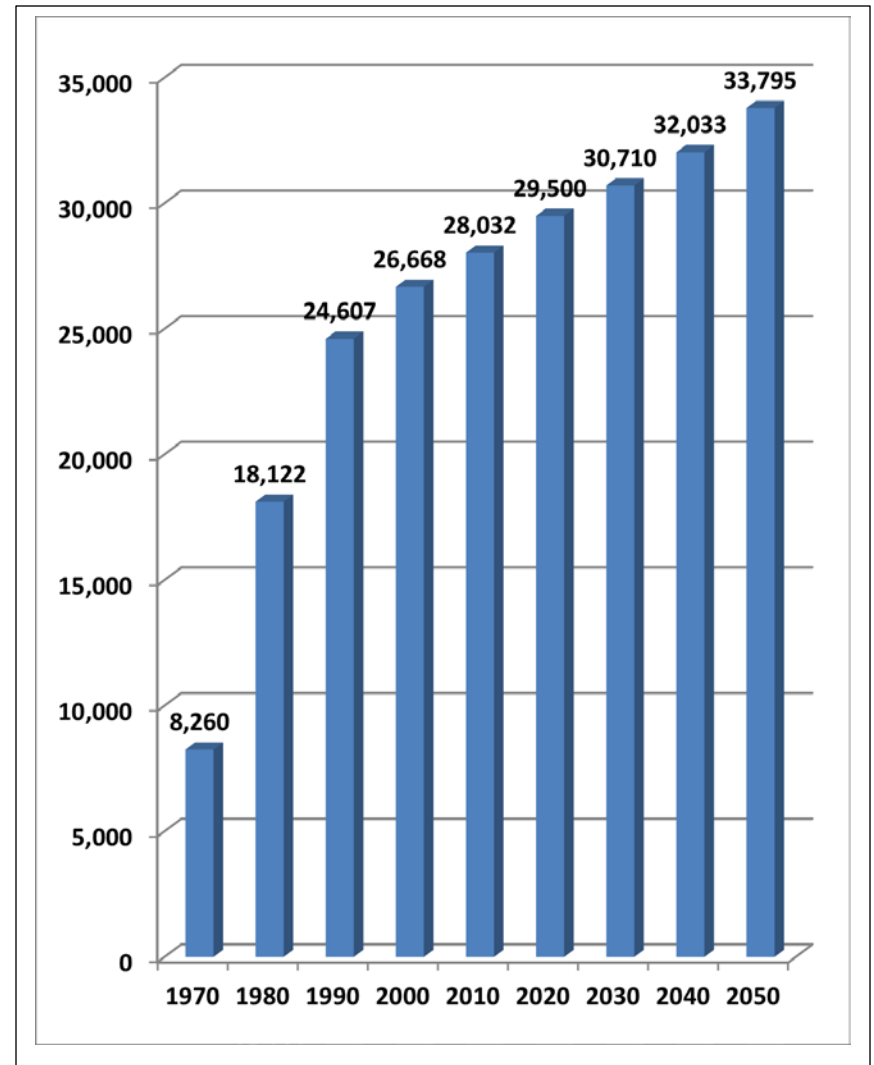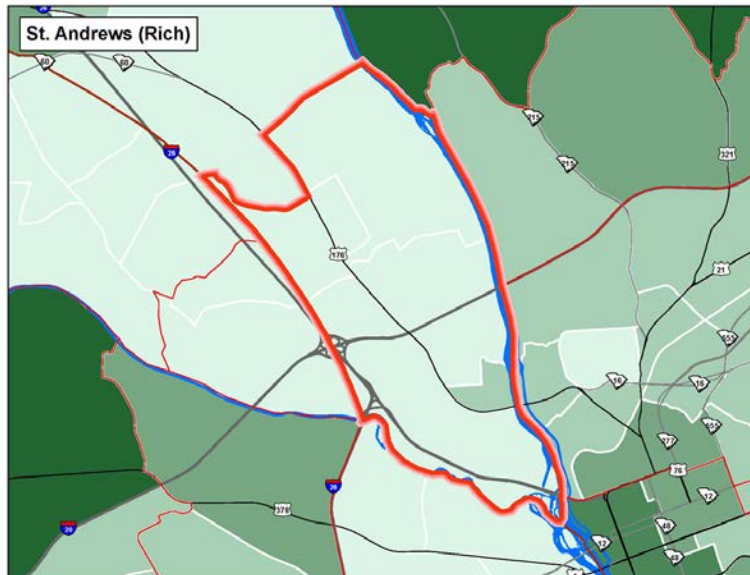
Sector 5b – St. Andrews (Lexington)

The Lexington portion of the St. Andrews area contends with similar issues to that of its neighboring area across the county line. The area's population increased significantly between 1970 and 1990; from 4,067 to 8,264 as neighborhoods and apartment complexes were built along Bush River Road and St. Andrews Road.

Since 1990, the population growth within the area has decreased due, to the built-out nature of the sector. From 1990 to 2010, the St. Andrews area of Lexington County decreased by150 people.

By 2020, the area's population is expected to total 8,187 inhabitants; a total which is projected to increase to only 9,088 by 2050.

20
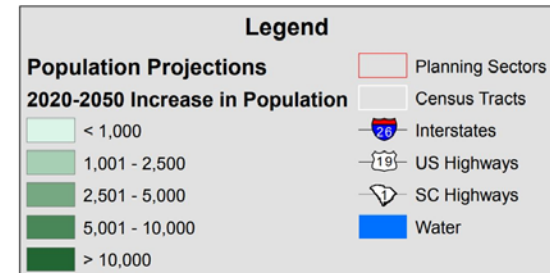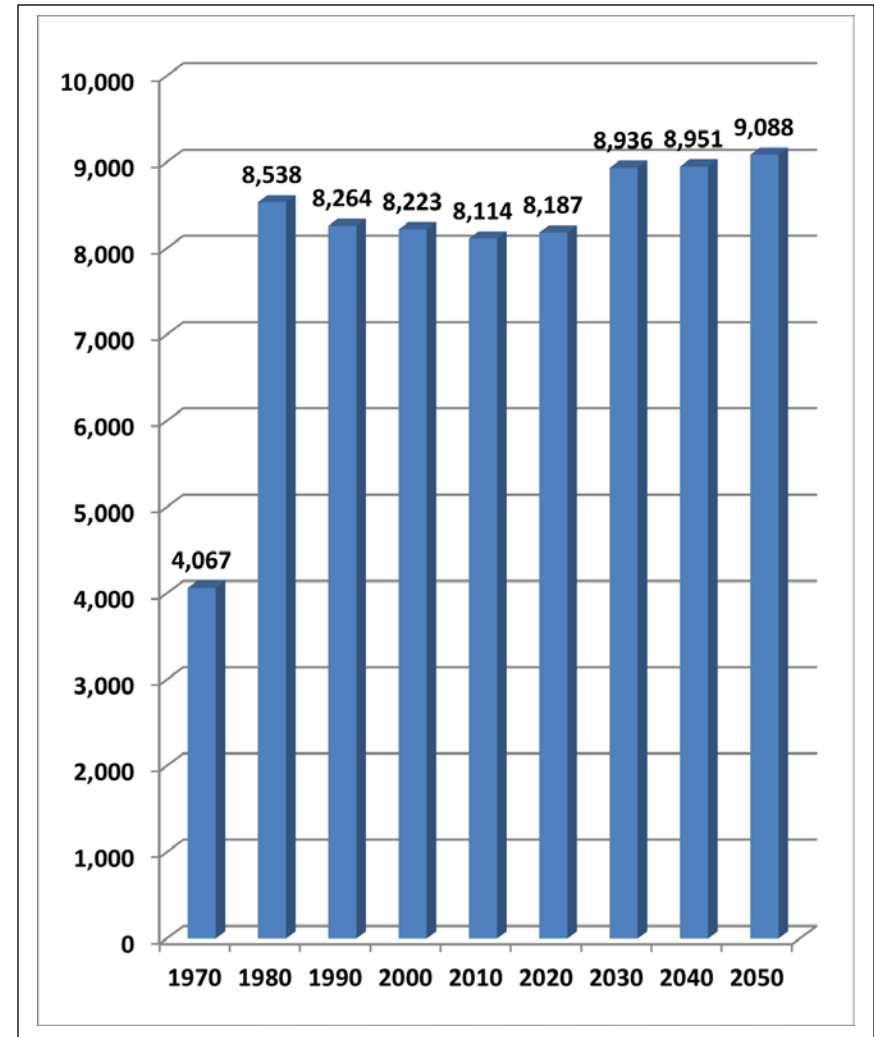
Sector 6a – West Columbia/Cayce

The West Columbia/Cayce area lies across the Congaree River from Downtown Columbia and is areas that has traditionally seen low population growth since the 1990's (and even a decrease of 2,900 persons in the period from 1970 to 1990!). Since 1990, some growth has occurred in this area with a mixture of housing being constructed, ranging from starter homes along Hook Avenue in West Columbia and 12th Street Extension in Cayce to more expensive single family homes and apartments along the banks of the river.

Since 2010, an additional 738 residential permits have been permitted for construction for an estimated 2020 population of 26,811. New developments such as the Brookland development currently under construction, coupled with further infill development will result in a projected population of 28,685 in this sector by 2050; an increase of 1,874 persons over 30 years.

21
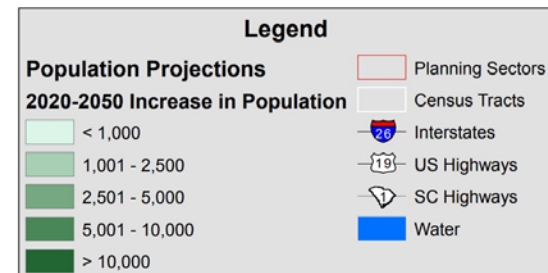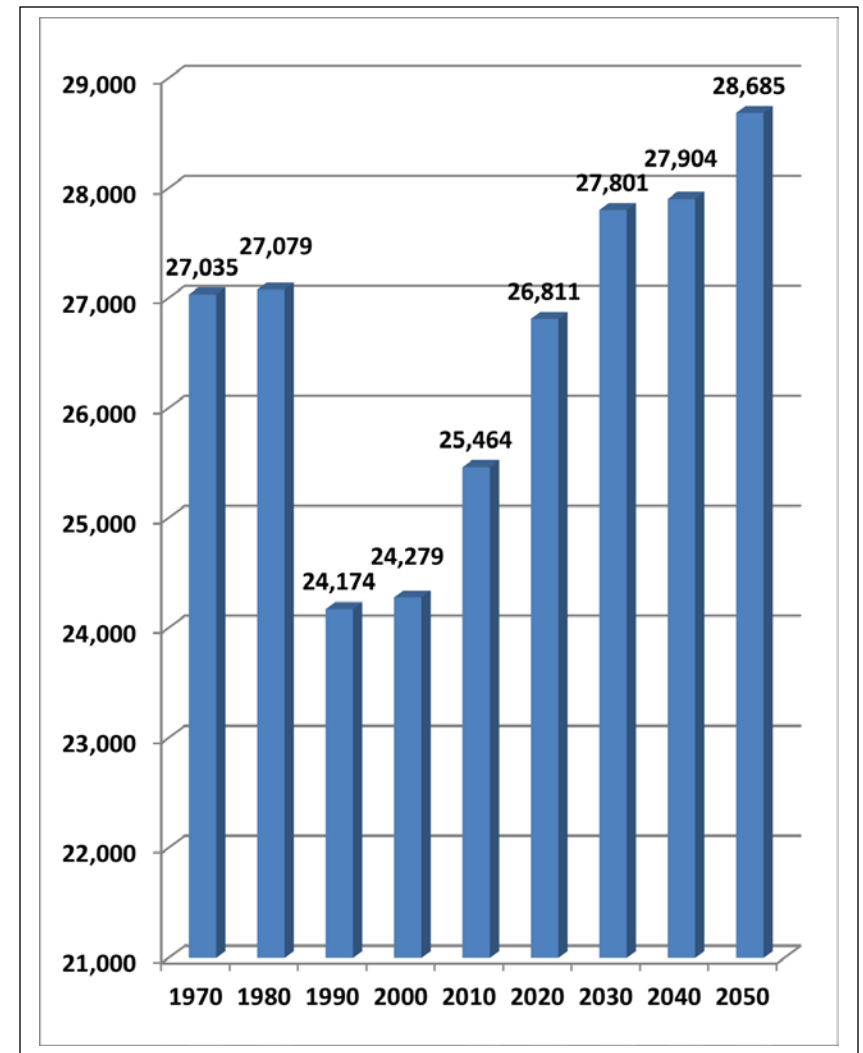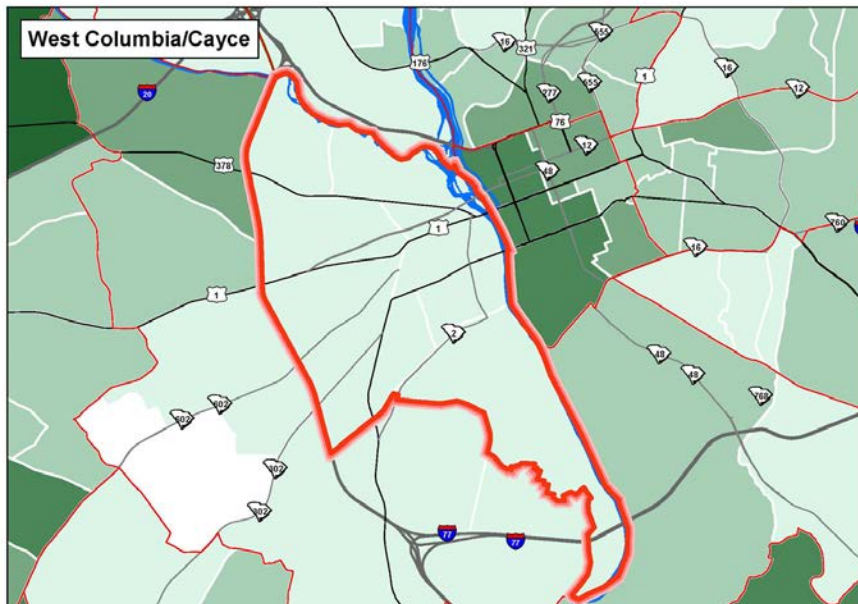
Sector 6b – Springdale

The population of the Springdale sector has remained stable for the past several decades increasing b just 1,377 between 1990 and 2010. Since 2010, population growth has increased by an additional 3,000 persons, due to the nearly 700 new residential units that have been permitted for construction since the 2010 Census.

The Springdale sector contains the area of Cayce around the intersection of I-77 and 12th Street Extension and this historically under-developed area is expected to see further new activity in the coming years. Development in this sector is, however, tempered by the presence of the Columbia Metropolitan Airport and the built-out nature of much of the area.

Population growth in the next 30 years is expected to total around 6,500 new residents for a 30 year growth rate of 29.3%.

22
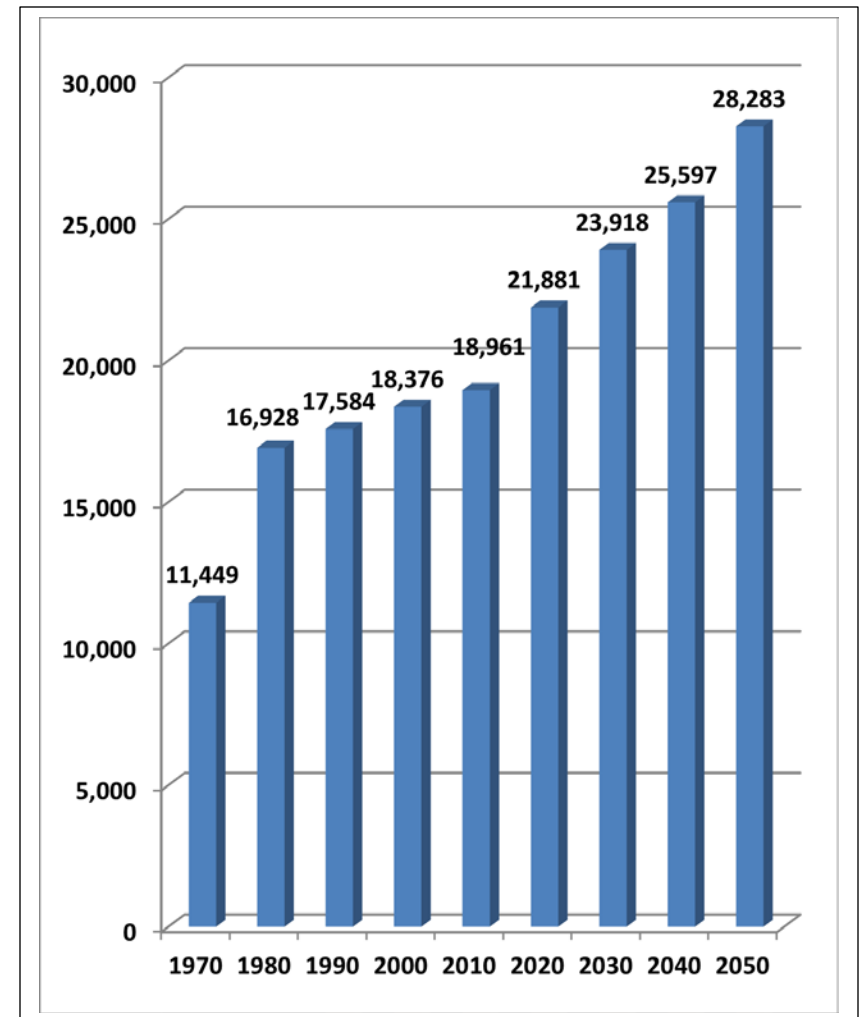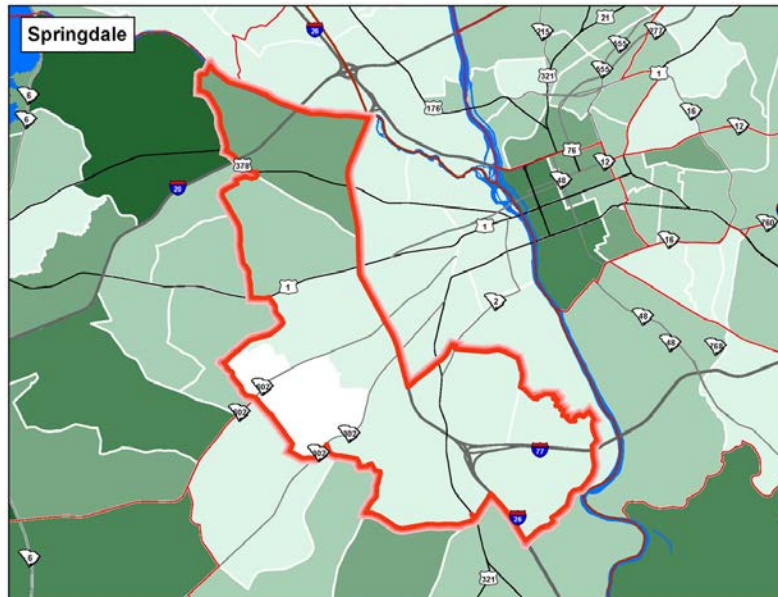
Sector 7a – Southeast Richland County

The Southeast Richland County area to the south of Fort Jackson includes much of the Garners Ferry Road corridor (US 378) and has seen its population grow significantly since 1970, when just 2,919 residents lived in this sector. By 1990, the area population was 10,309, but had only increased by an additional 2,261 by the 2010 Census.

Since 2010, only 275 new residential units have been permitted for construction in this sector. However, the potential exists for significant future development, in spite of the proximity to Fort Jackson and McEntire JANG. Also, given the sector's proximity to Downtown Columbia and its favorable highway connections, as well as the availability of land for future growth, the population of this sector is expected to nearly double in size to just over 26,000 persons by 2050.

Legend

Population Projections
2020-2050 Increase in Population

< 1,000	
1,001 - 2,500	
2,501 - 5,000	
5,001 - 10,000	
> 10,000	

Planning Sectors
Census Tracts
26 Interstates
19 US Highways
SC Highways
Water

23
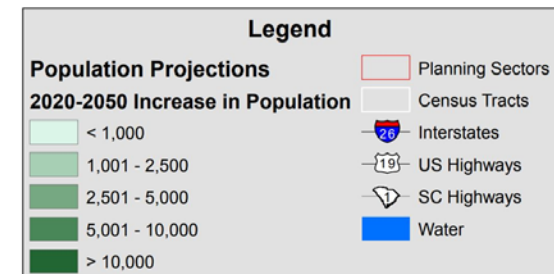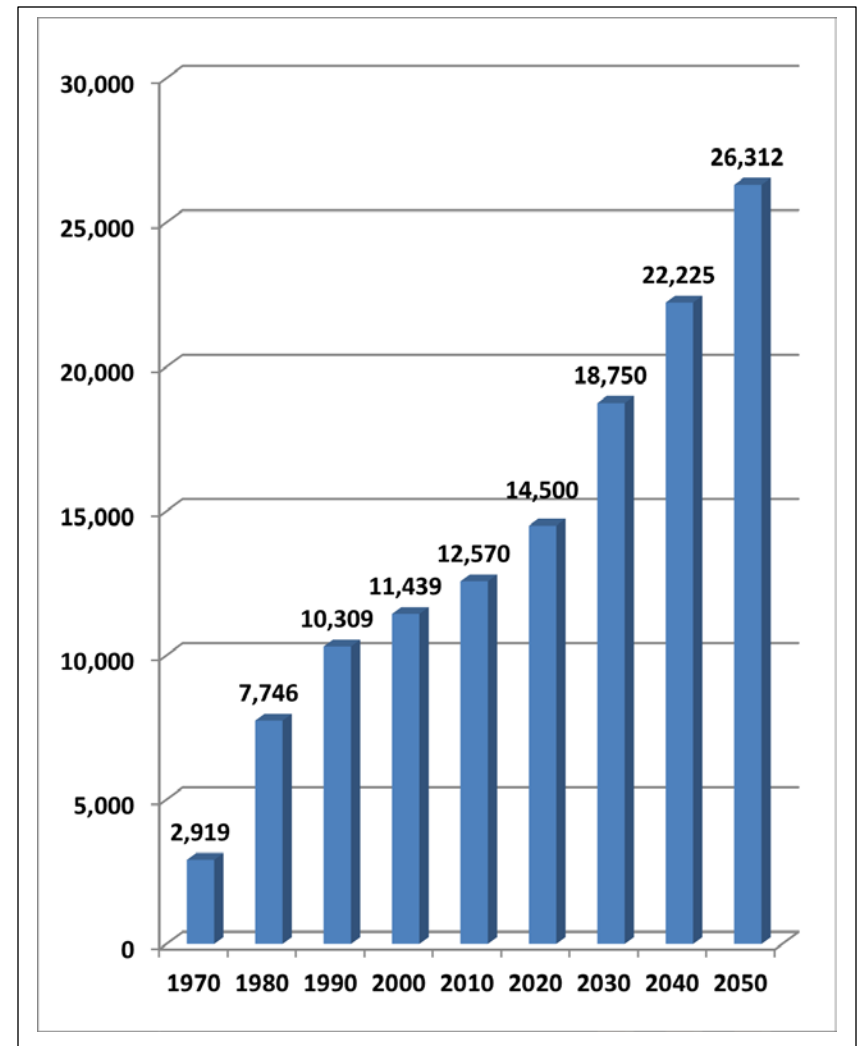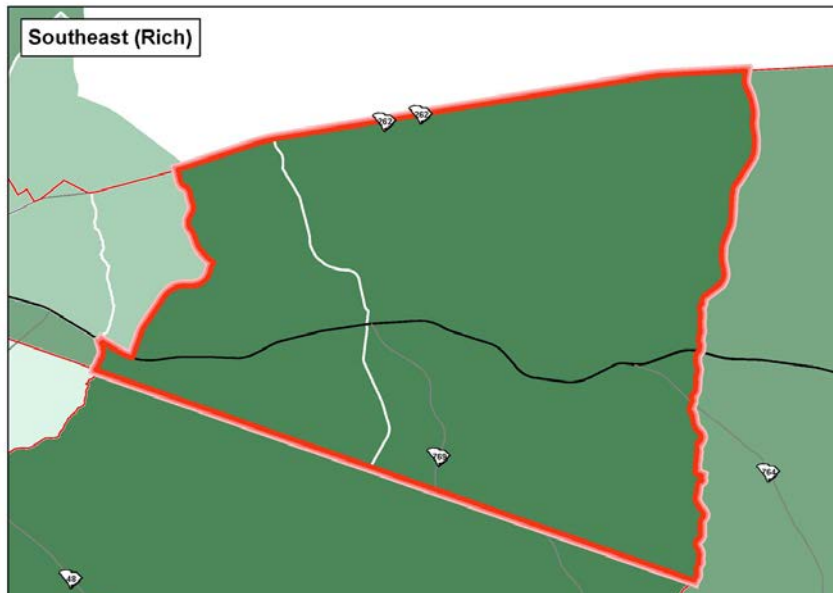
Sector 7b – Hopkins

The Hopkins area of Lower Richland County contains the Congaree Swamp National Park and many acres of low-lying lands in the flood plain. The population of the Hopkins sector has remained relatively stable since the 1970's when its population numbered 5,250. In 2000, the population of the Hopkins area had grown by just 1,571 persons to 6,812.

Since 2000, the population has decreased by 397, but is expected to slowly increase over the course of the next decade to total 7,250 by 2030. Plans are in the pipeline to expand water and sewer service to the area, which will be given impetus by the completion of the Shop Road Extension to serve the burgeoning industrial expansions taking place in this sector such as the recent Jushi Fiberglass plant on Bluff Road. By 2050, it is anticipated that the population of the Hopkins sector could total 13,150; an increase of 6,150 over 30 years.

24
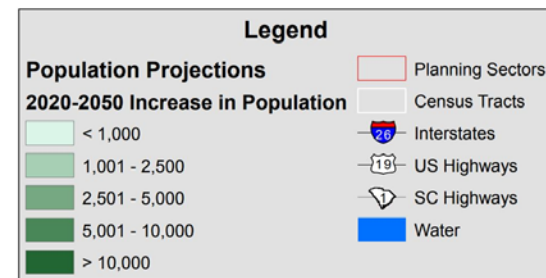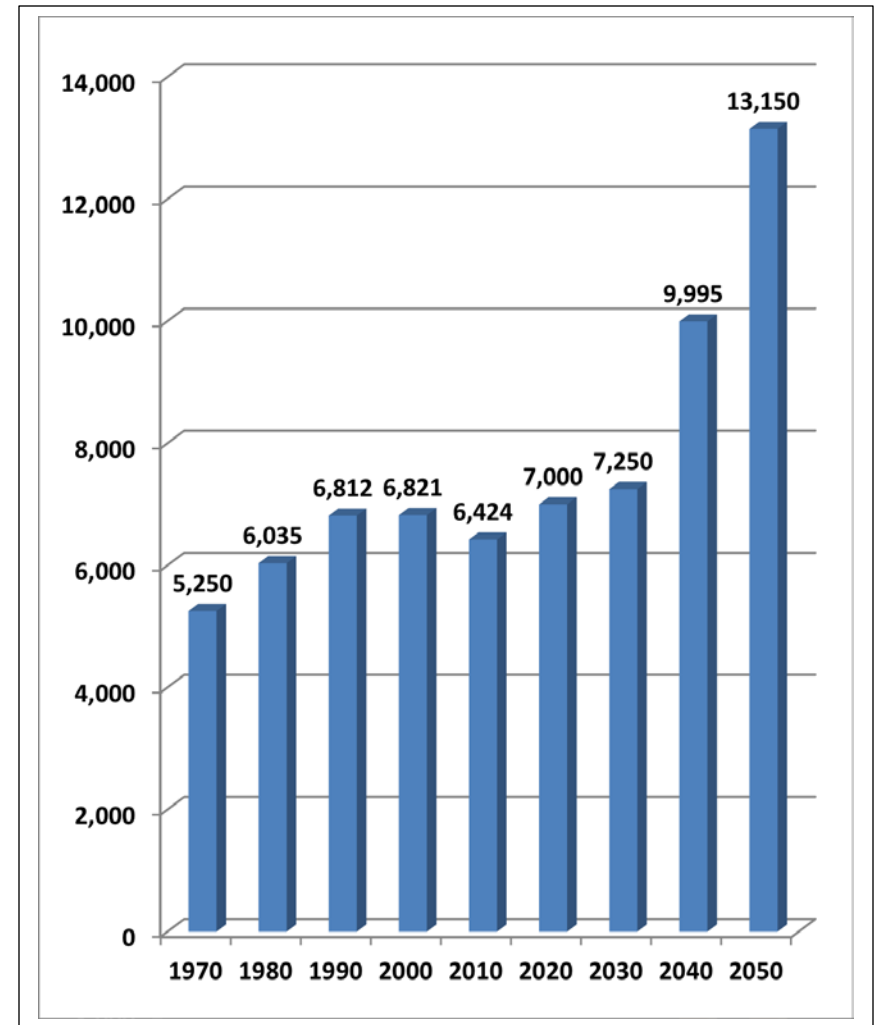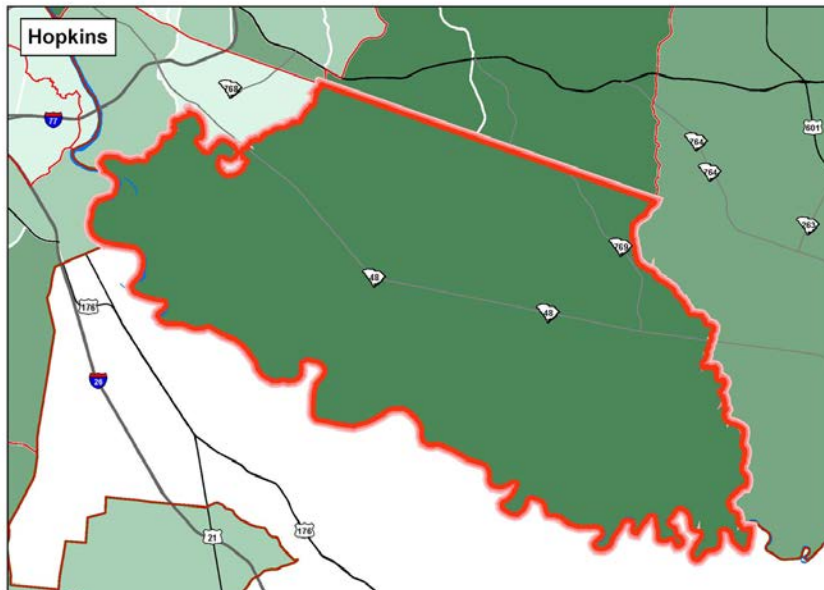
Sector 7b – East Richland

Population growth has traditionally been slow in the large, predominantly rural, East Richland sector of Richland County. The East Richland area increased in population by 858 persons between 1970 and 2000 and saw a decrease in population of 165 residents between 2000 and 2010.

Growth in this sector is inhibited by the fact that much of the southern portion consists of protected lands, such as the Congaree Swamp, wetlands and floodplains or farmland.

Population growth is therefore expected to be slow in the early years of this plan, with the population not anticipated to exceed 6,000 by 2030. However, if the plans to extend water and sewer lines into Lower Richland County come to fruition, then population growth may occur and could total close to 10,000 residents by 2050.

25
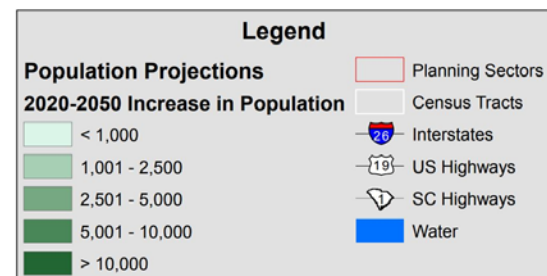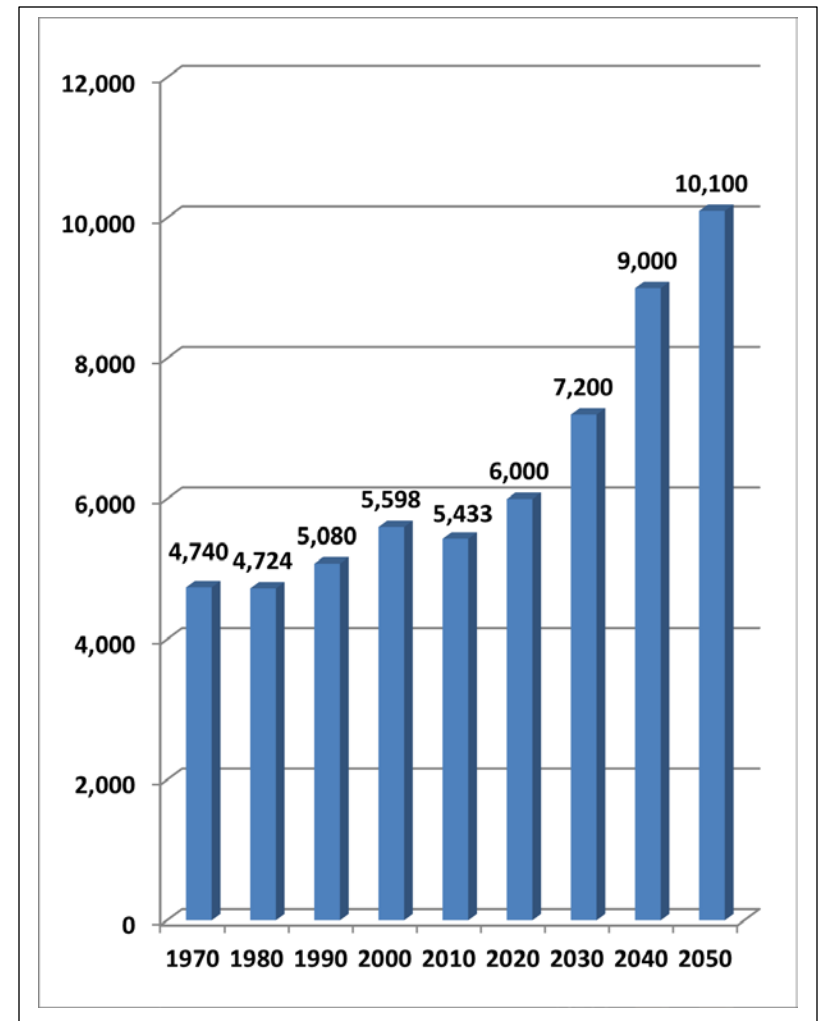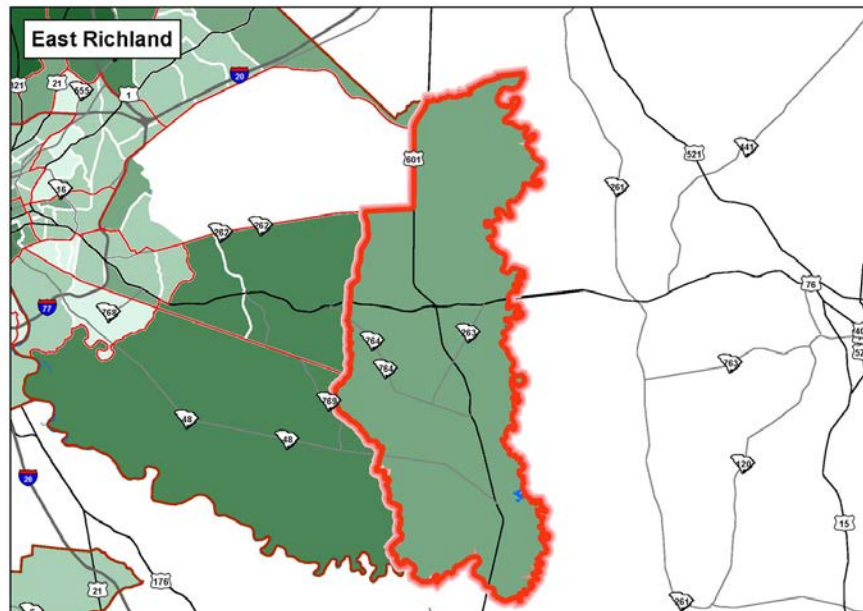
Sector 8 – Fort Jackson

Fort Jackson is the largest and most active initial entry training center in the U.S. Army, training 50 percent of all soldiers and 60 percent of the women entering the Army each year. Recent Base Realignment and Closure (BRAC) rounds have resulted in an increase in the number of personnel and their dependents assigned to the Fort.

Since 1990, the base has increased in size from 11,300 to 13,200 by 2010. The mission and scope of this key player in the economy of the Central Midlands Region (an estimated $2 billion and 17,000 local jobs) is expected to grow after 100 years of service.

The 2020 population of Fort Jackson is expected to total around 13,500; increasing to 17,500 over the course of the next 30 years.

Fort Jackson

Bar chart: Population Projections by decade

Year	Value
1970	22,005
1980	14,849
1990	11,292
2000	11,300
2010	13,100
2020	13,500
2030	15,000
2040	16,500
2050	17,500

Legend

Population Projections
2020-2050 Increase in Population
- < 1,000
- 1,001 - 2,500
- 2,501 - 5,000
- 5,001 - 10,000
- > 10,000

- Planning Sectors
- Census Tracts
- 26 Interstates
- 19 US Highways
- SC Highways
- Water

26
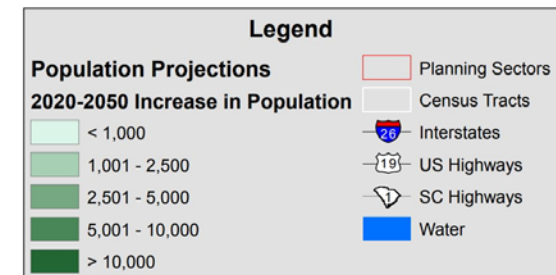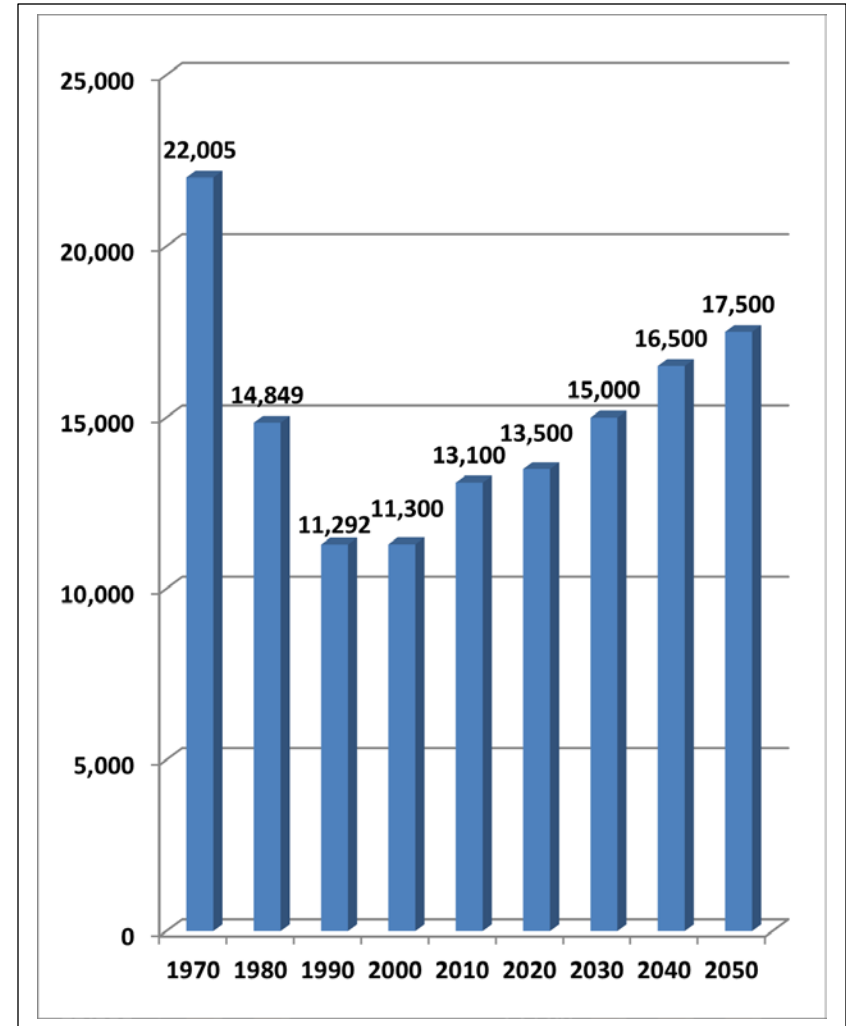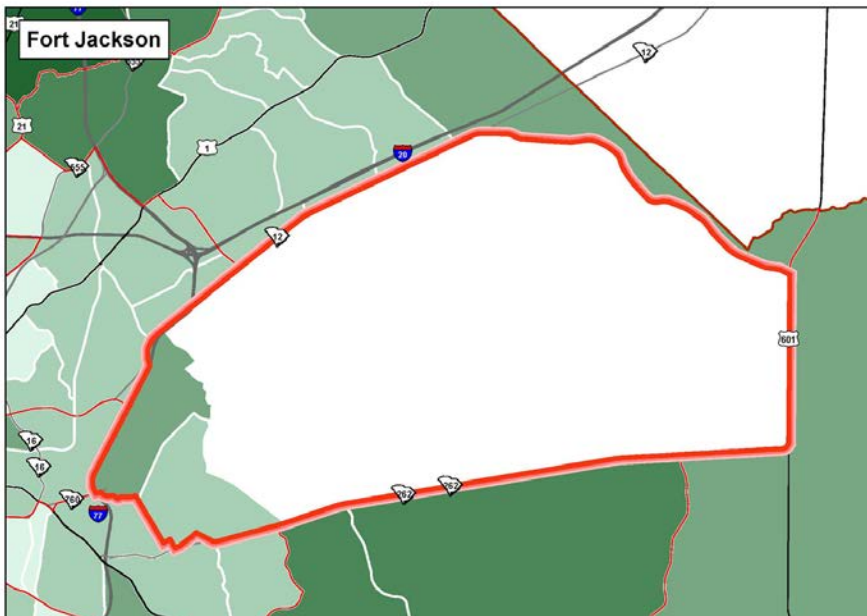
Sector 9a – Richland Northeast

The Richland Northeast sector has been one of the fastest growing areas of the Central Midlands region over the past 35 years. The sector has grown from 4,500 residents in 1970 to 26,405 by 1990. In 2010, the population had increased by a further 65.7% to 72,876.

Since the 2010 Census, the Richland Northeast area has continued to grow, building on the new commercial developments at the Village at Sandhill and around Sparkleberry Lane at Two Notch Road, with a further 2,666 new residential units permitted since 2010 for an estimated 2020 population of 88,500. In spite of the fact that much of this sector has been developed in a rapid manner over the past twenty years, there still exist pockets of land with the potential for residential development. The recent widening of I-20 and improvements to Clemson Road and Spears Creek Church Road in this sector, have improved traffic flow. The Northeast Richland sector is expected to attract 27,400 new residents for an estimated 2050 population of 115,895.

Legend

Population Projections
2020-2050 Increase in Population

< 1,000	Planning Sectors
1,001 - 2,500	Census Tracts
2,501 - 5,000	Interstates
5,001 - 10,000	US Highways
> 10,000	SC Highways
	Water

27
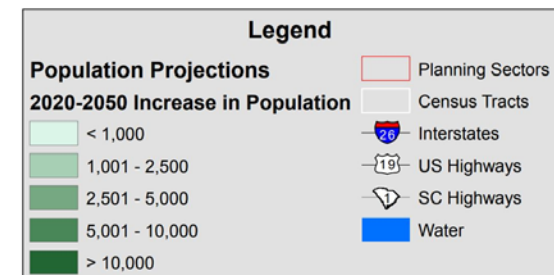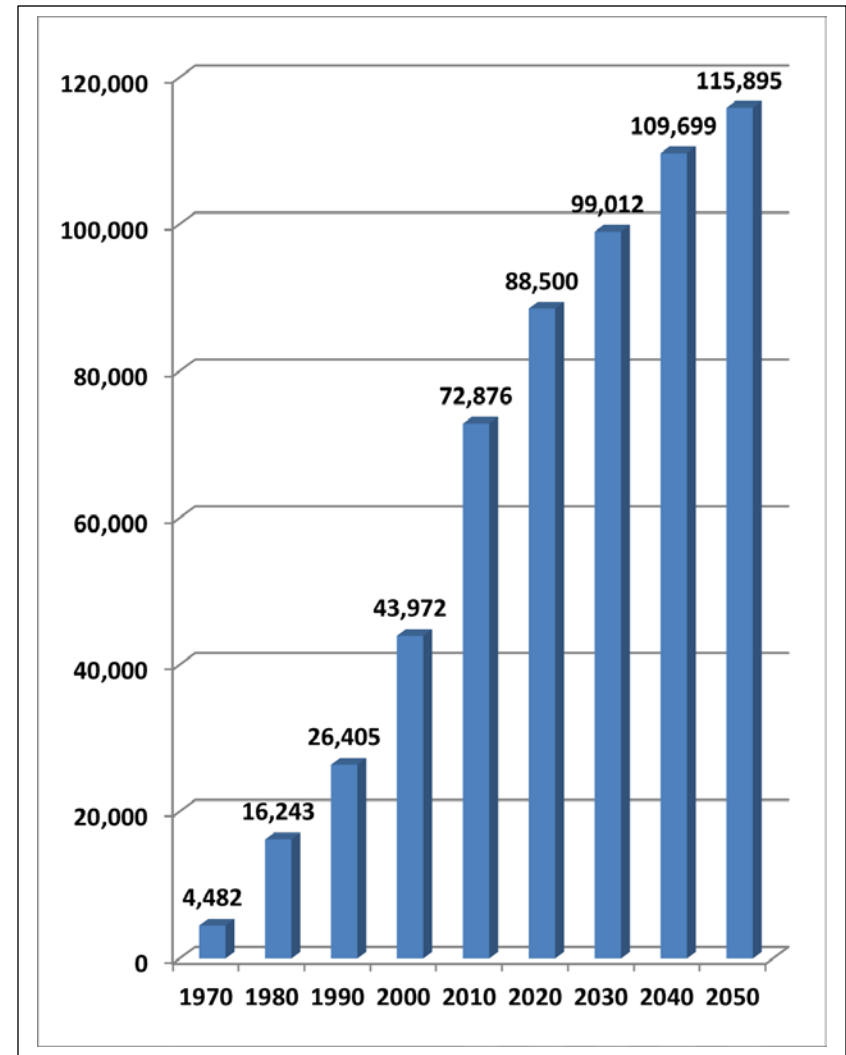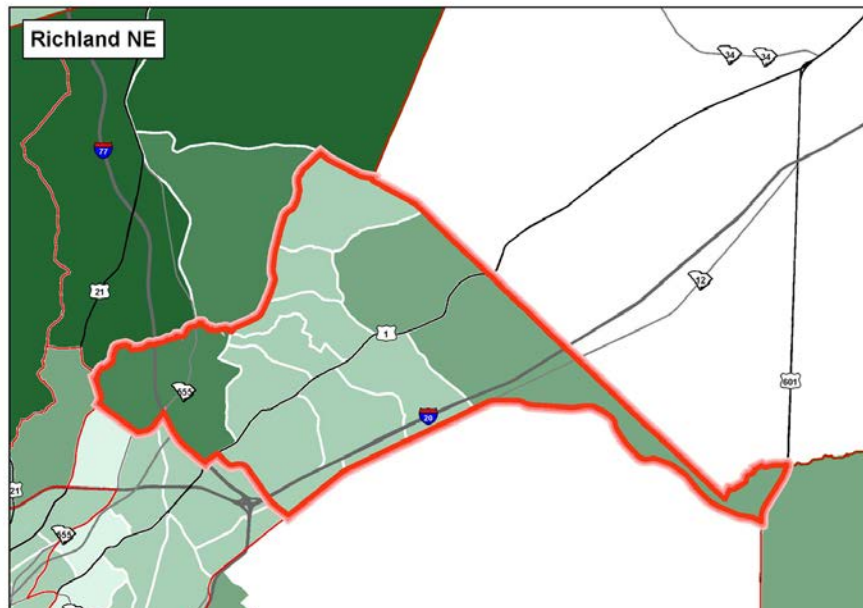
Sector 9b – Blythewood

The Blythewood area has historically been a rural area centered around the small town of Blythewood. Between 1970 and 1990, the population remained stable at a total of between 3,100 and 6,800. Since 1990, the sector has seen massive residential development as growth has spilled over from the neighboring Richland Northeast area. In 2000, the population had almost doubled from 1990 to 12,720 before more than doubling in the decade between 2000 and 2010 to a total of 27,231. In the years since 2010, 3,500 new residential units have been permitted for construction in the Blythewood area, leading to an estimated 2020 population for the sector of 41,500.

Growth is expected to continue in the Blythewood area due to the existence of available land sites and water and sewer service. The majority of the growth is expected to occur around the I-77 corridor, especially to the west. By 2050, the population of the Blythewood area is expected to increase by 47,250 or 113.9% to total 88,750 by 2050.

Legend

Population Projections
2020-2050 Increase in Population

< 1,000	Planning Sectors
1,001 - 2,500	Census Tracts
2,501 - 5,000	Interstates
5,001 - 10,000	US Highways
> 10,000	SC Highways
	Water

28
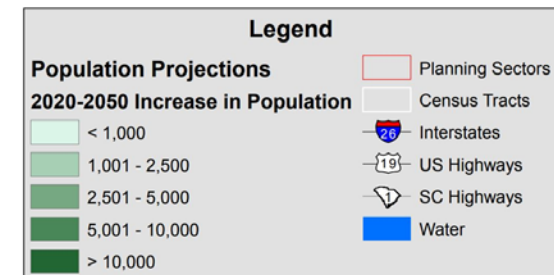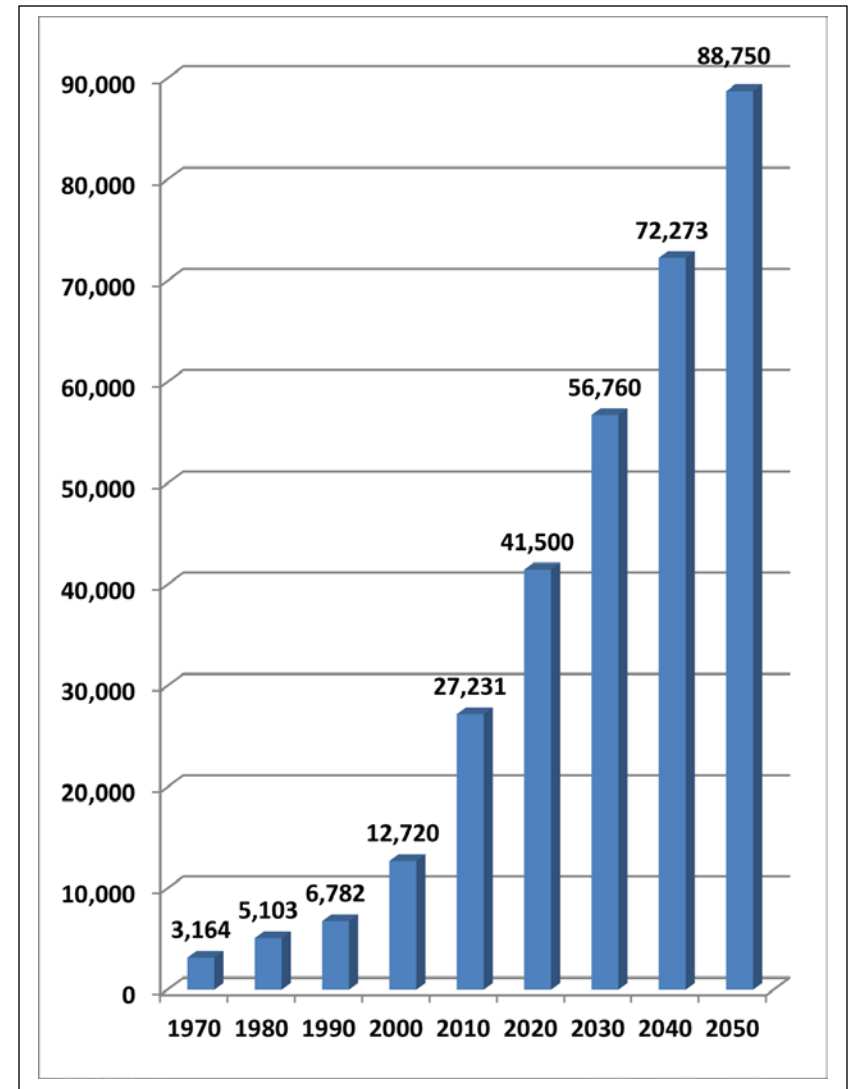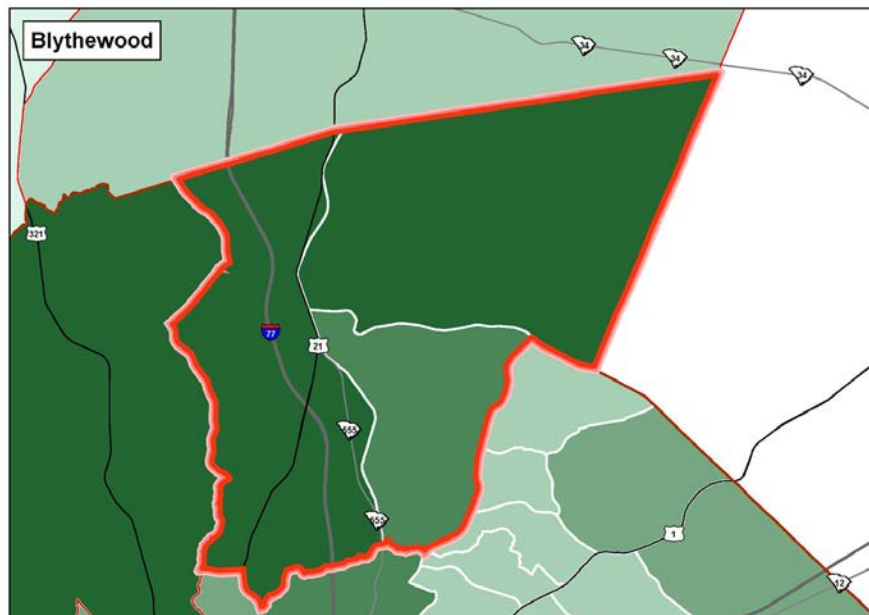
Sector 9c – North Richland

The predominantly rural North Richland area has witnessed moderate population growth over the past several decades, increasing in population only by 3,045 between 1970 and 2010. Residents of this area have long-expressed their desire to maintain sector's rural character, having turned down repeated efforts to build a connecting highway from the neighboring Irmo/Dutch Fork area around I-26 to cross the Broad River and link up with I-77 in the Blythewood sector.

Over the past several years, residential growth has begun to accelerate in the North Richland sector with 210 new residential permits issued for construction since 2010. Much of the growth is a result of spillover from the adjacent Blythewood area. As a result, future growth is expected to occur in the eastern portion of the sector. By 2020, the population of this sector is expected to number 36,000; an increase of 3,279 since 2010. By 2050, the population of this sector is anticipated to total in excess of 54,000; 18,000 more than in 2020.

North Richland

Legend

Population Projections
2020-2050 Increase in Population

Color	Increase
	< 1,000
	1,001 - 2,500
	2,501 - 5,000
	5,001 - 10,000
	> 10,000

Symbol	Feature
	Planning Sectors
	Census Tracts
26	Interstates
19	US Highways
	SC Highways
	Water
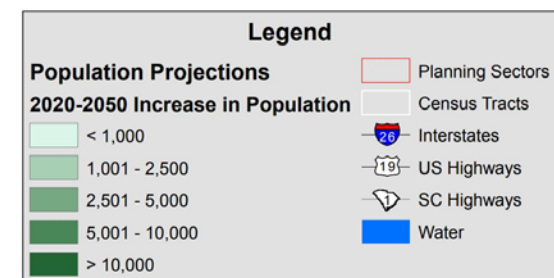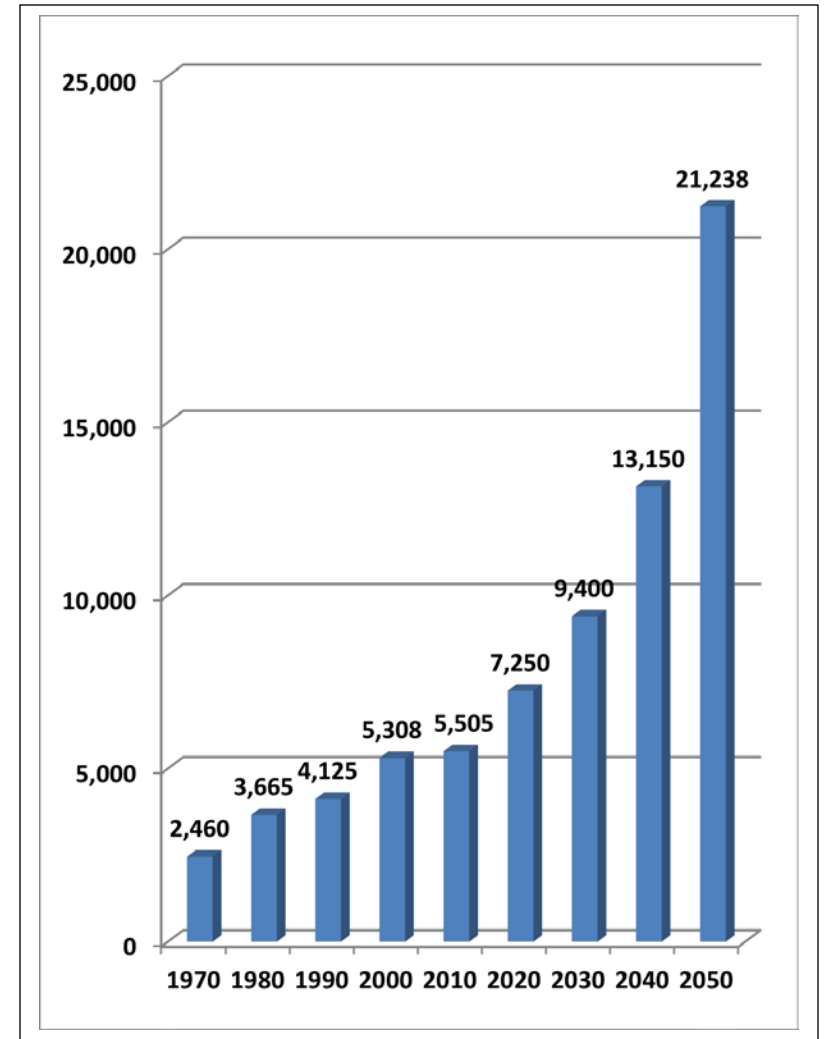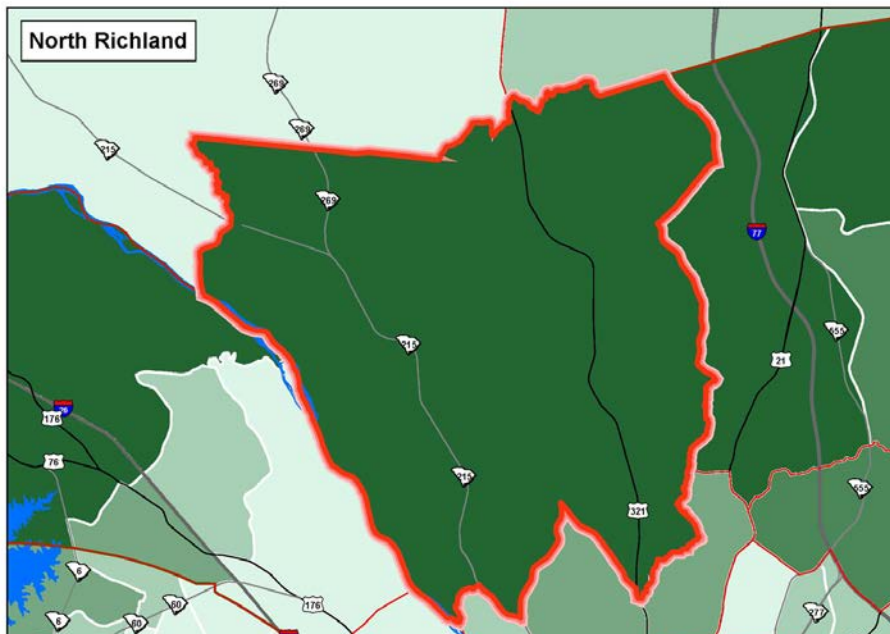
Sector 10a – Irmo

The Irmo sector of northwestern Richland County first started to see rapid population growth in the 1970's. In 1970, the population of this area totaled just 4,026 persons; a figure which had increased to 21,054 by 1990. Rapid growth continued to take place through the next 20 years until the population of this major residential and commercial area had reached 45,230 by 2010.

Since 2010, growth in the Irmo sector has continued apace. The sector still has large swathes of developable land and coupled with commercial activities, good schools and the proximity to Lake Murray, as well as easy access to Downtown Columbia. Since 2010, a further 2,449 new residential units were permitted for construction. The estimated 2020 population for the Irmo area is 57,300; a number that is expected to increase by 56.7% over the course of the next 30 years. The majority of the growth in this sector is expected to be north of I-26 and Kennerley Road.

Legend

Population Projections
2020-2050 Increase in Population

< 1,000	
1,001 - 2,500	
2,501 - 5,000	
5,001 - 10,000	
> 10,000	

Planning Sectors	
Census Tracts	
Interstates	26
US Highways	19
SC Highways	
Water	

30
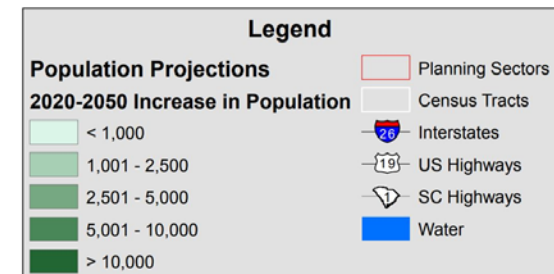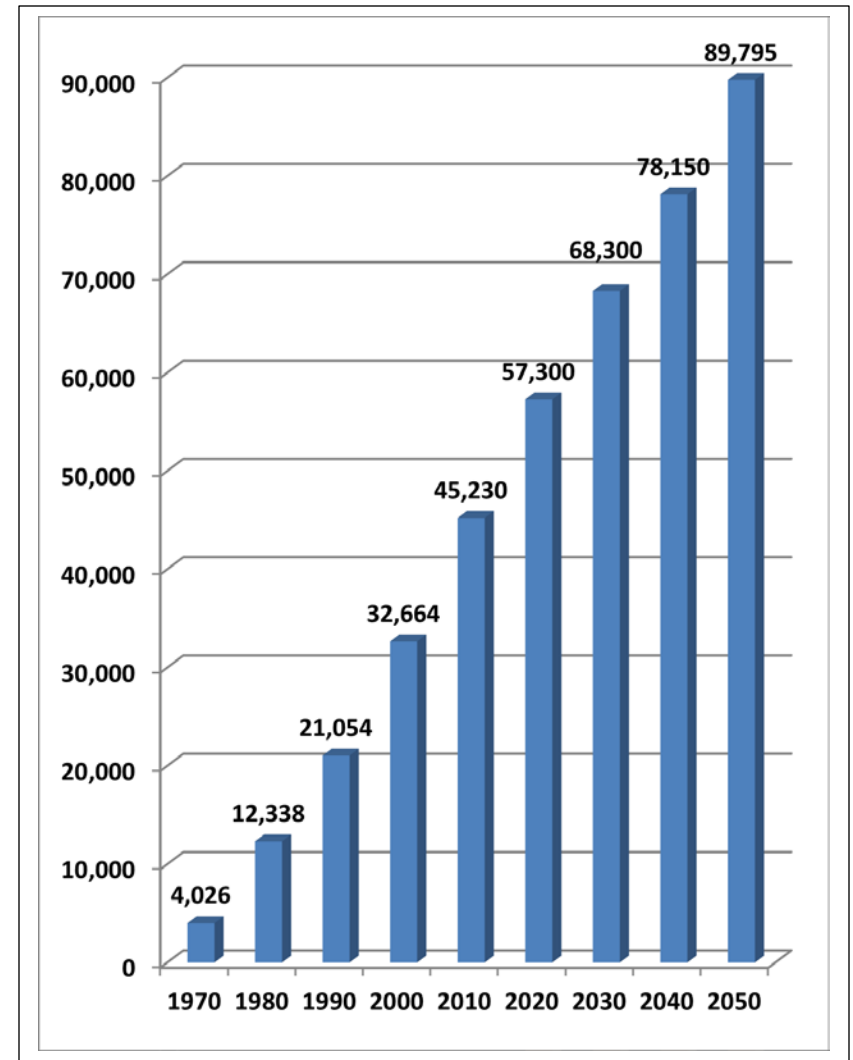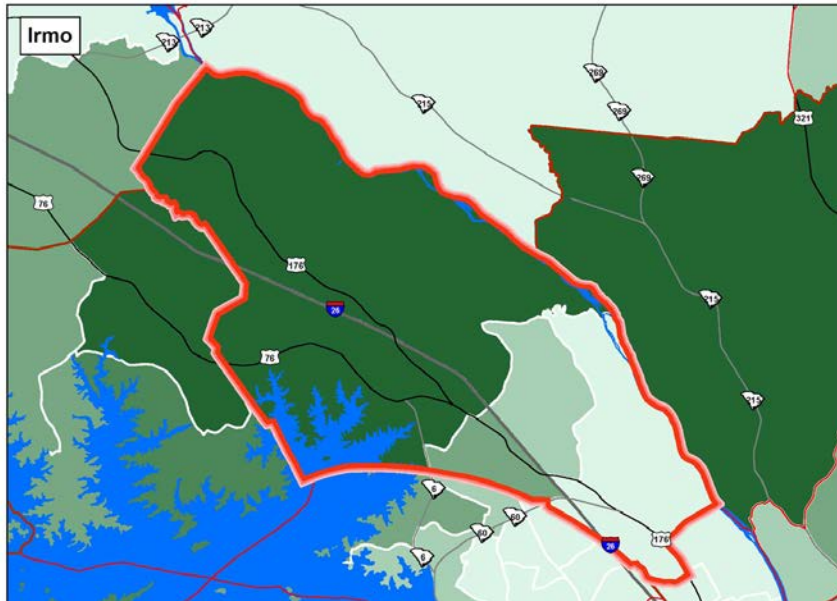
Sector 10b – Dutch Fork

Like its neighbor the Irmo sector, the Dutch Fork sector of Lexington County also experienced rapid population growth from the 1970's to the 1990's when its population increased from 5,704 to 23,713 persons.

Since the 1990's the population of this smaller, more built-out sector has stabilized, adding only 3,474 new residents between 1990 and 2000. The population of the Dutch Fork sector, which contains the Town of Irmo, saw its population decrease by about 1,000.

Since 2010, the Dutch Fork sector has seen 639 new residential units permitted for construction, mostly in the form of 200+ unit market rate apartment complexes. The 2020 population of this area is estimated to be 28,660, which is expected to increase modestly over the course of the next thirty years by 24.7% or 7,081 persons.

Legend

Population Projections
2020-2050 Increase in Population

< 1,000	Planning Sectors
1,001 - 2,500	Census Tracts
2,501 - 5,000	Interstates
5,001 - 10,000	US Highways
> 10,000	SC Highways
	Water
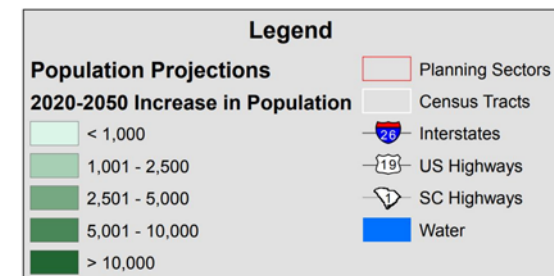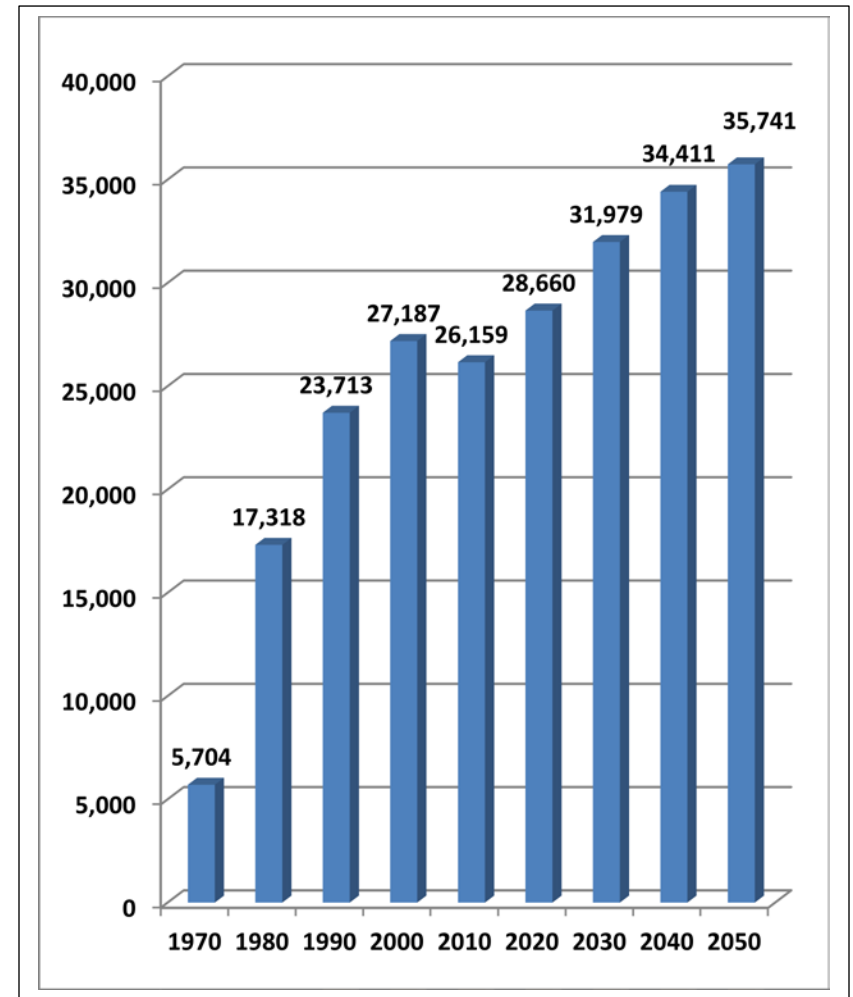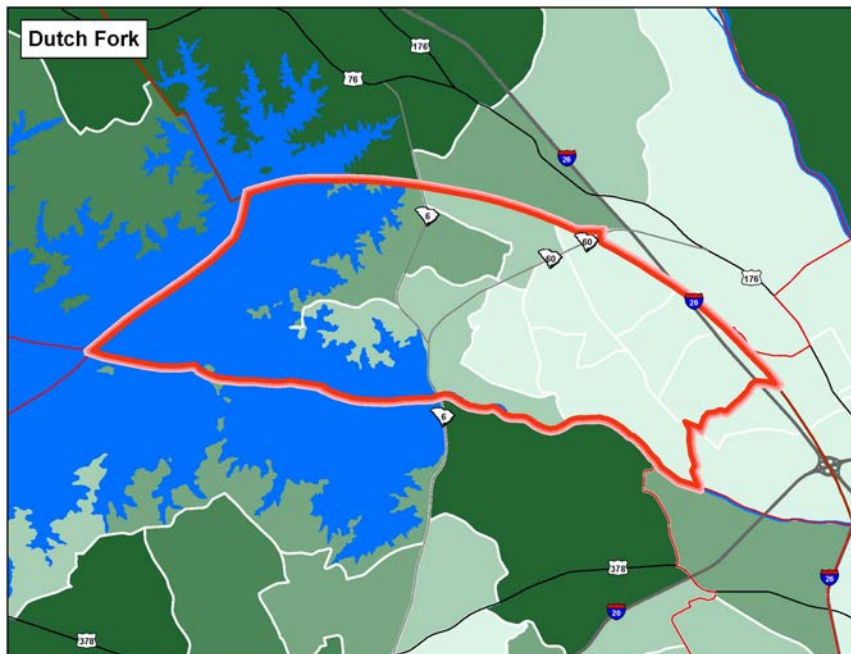
Sector 10c – Chapin

The Chapin sector of northern Lexington County, like its neighbors, Irmo and Dutch Fork, has seen significant growth over the past several decades.

Like its neighbors, the area was sparsely populated in the 1970's, being home to just 2,329 residents. By 1990, the population had almost tripled to 6,566.

By 2010, the population of the Chapin area had more than doubled again to 14,228. The attraction of lake living, coupled with the good reputation of the area schools is the main driving force in the population growth of this sector. Imminent interstate improvements and highway projects such as the Columbia Avenue widening in Chapin itself will allow for greater mobility in this burgeoning area of the region. The estimated 2020 population of the Chapin sector is 18,660 but is expected to grow by more than 23,400 new residents by 2050. The majority of development is expected to occur in the area east of US 76 (Chapin Road).

Legend

Population Projections
2020-2050 Increase in Population

- < 1,000
- 1,001 - 2,500
- 2,501 - 5,000
- 5,001 - 10,000
- > 10,000

- Planning Sectors
- Census Tracts
- Interstates
- US Highways
- SC Highways
- Water

32
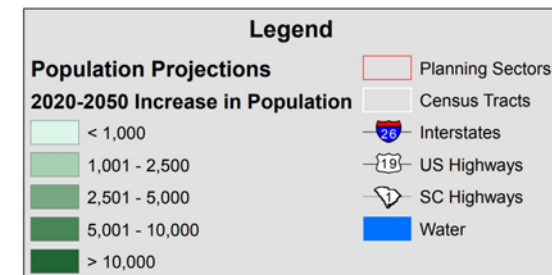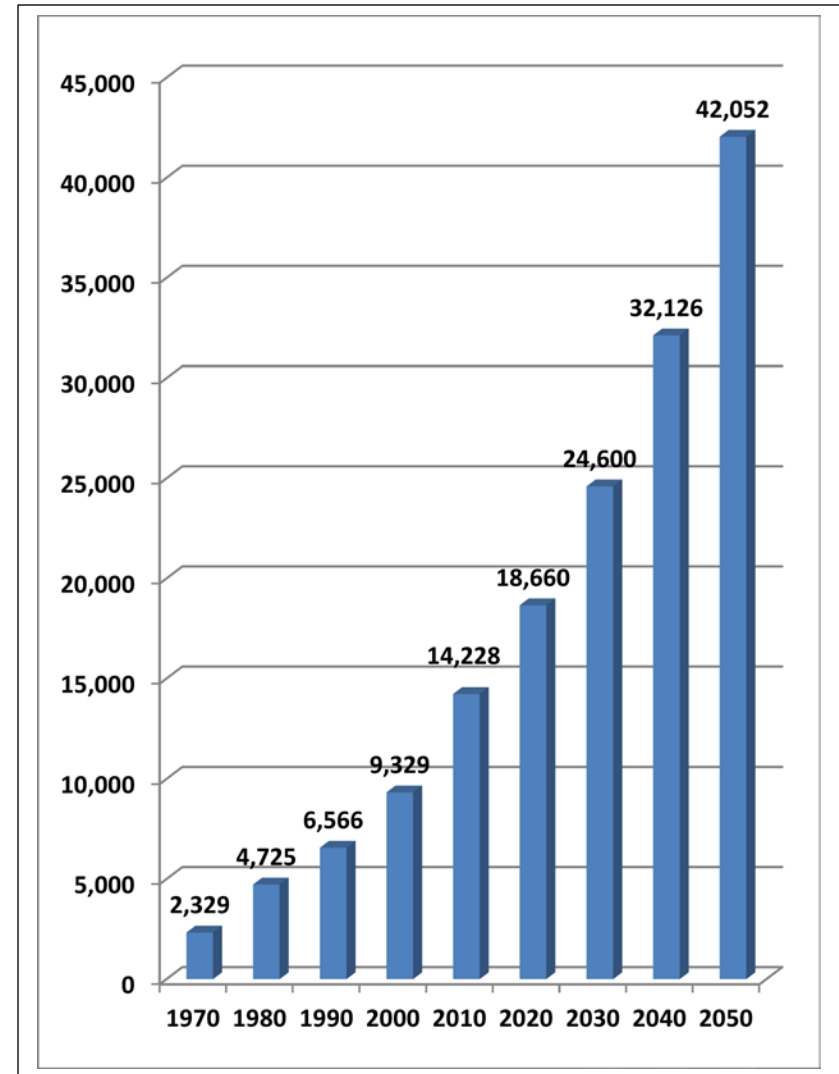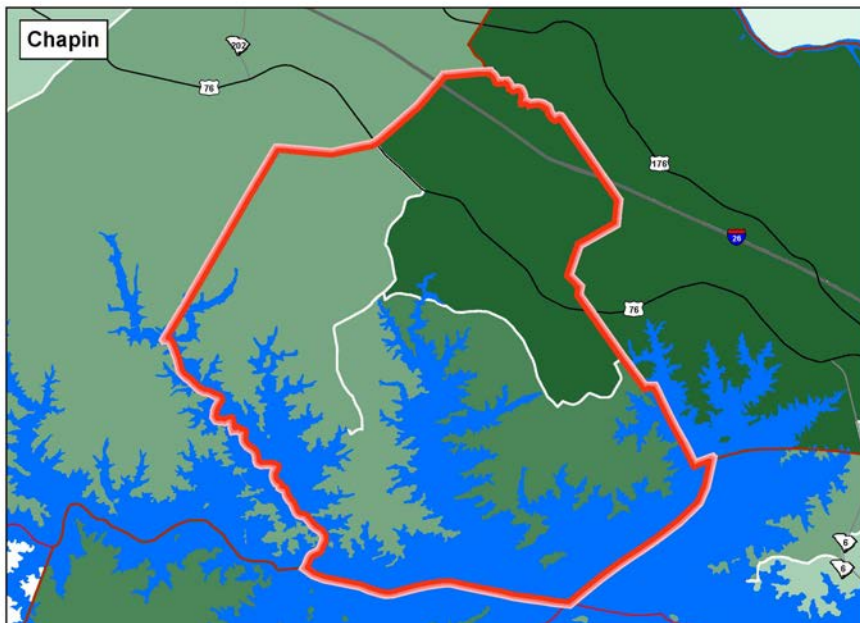
Sector 11 – Lexington

The Lexington sector of central Lexington County contains the fast-growing Town of Lexington and the communities of Red Bank and White Knoll and has been the fastest-growing sector in terms of population in the Central Midlands region for the much of the past decade.

In 1970, the population of this area was just 12,300, which by 1990 had swelled to over 37,000 persons. Population growth in the Lexington sector increased massively in the years following 1990 and by 2010, almost 83,000 people resided in the sector. In the years since the last US Census, this growth has continued with more than 5,700 new residential units permitted for construction. The 2020 estimated population for the Lexington area is 111,549. Growth is expected to continue to be strong in this area over the next 30 years, with the anticipated growth areas expected to be in the Longs Pond Road area just off I-20 as well as continued development in the Red Bank and White Knoll areas. Some development may occur in the Town of Lexington as residential growth becomes denser. The 2050 population is expected to total in excess of 220,900 persons.

Population Projections 2020-2050 Increase in Population	
< 1,000	Planning Sectors
1,001 - 2,500	Census Tracts
2,501 - 5,000	Interstates
5,001 - 10,000	US Highways
> 10,000	SC Highways
	Water

Legend

33
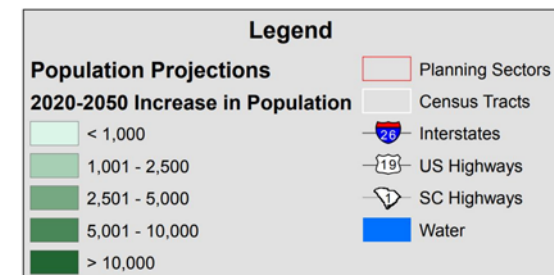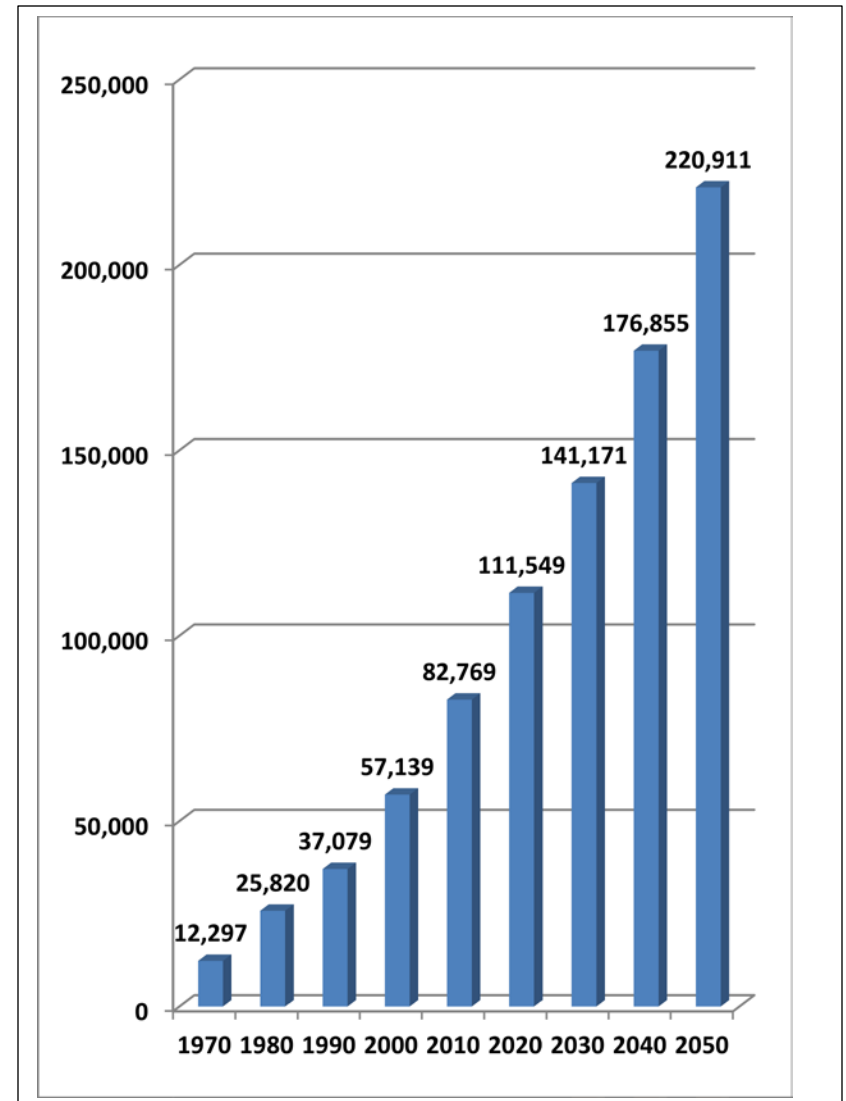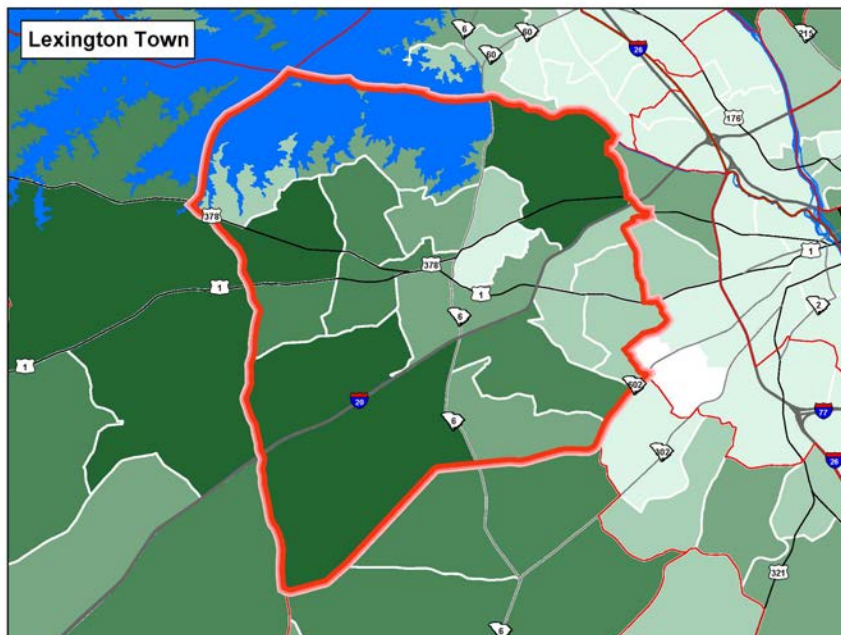
Sector 12a – South Congaree

The South Congaree sector of Lexington County is bounded by the Columbia Metropolitan Airport to its north and contains some larger industrial areas in the east and includes the small towns of South Congaree and Pine Ridge. This area's population more than doubled from 1970 to 1980, but has remained stable in the interim years; only increasing by 3,445 between 1990 and 2010.

In recent years, this sector has seen some moderate growth with the issuance of 180 new single-family residential permits since 2010.

Moderate growth is expected in the South Congaree sector as infill development occurs, particularly along the US 321 and SC 302 corridors, and along Fish Hatchery Road. In 2020, the population of this area will be an estimated 18,502. By 2050, the population of this South Congaree sector is projected to total 29,381; an increase of 58.8% or 10,879 persons.

Legend

Population Projections
2020-2050 Increase in Population

< 1,000	Planning Sectors
1,001 - 2,500	Census Tracts
2,501 - 5,000	Interstates
5,001 - 10,000	US Highways
> 10,000	SC Highways
	Water

34
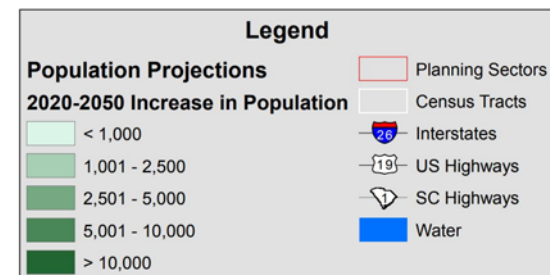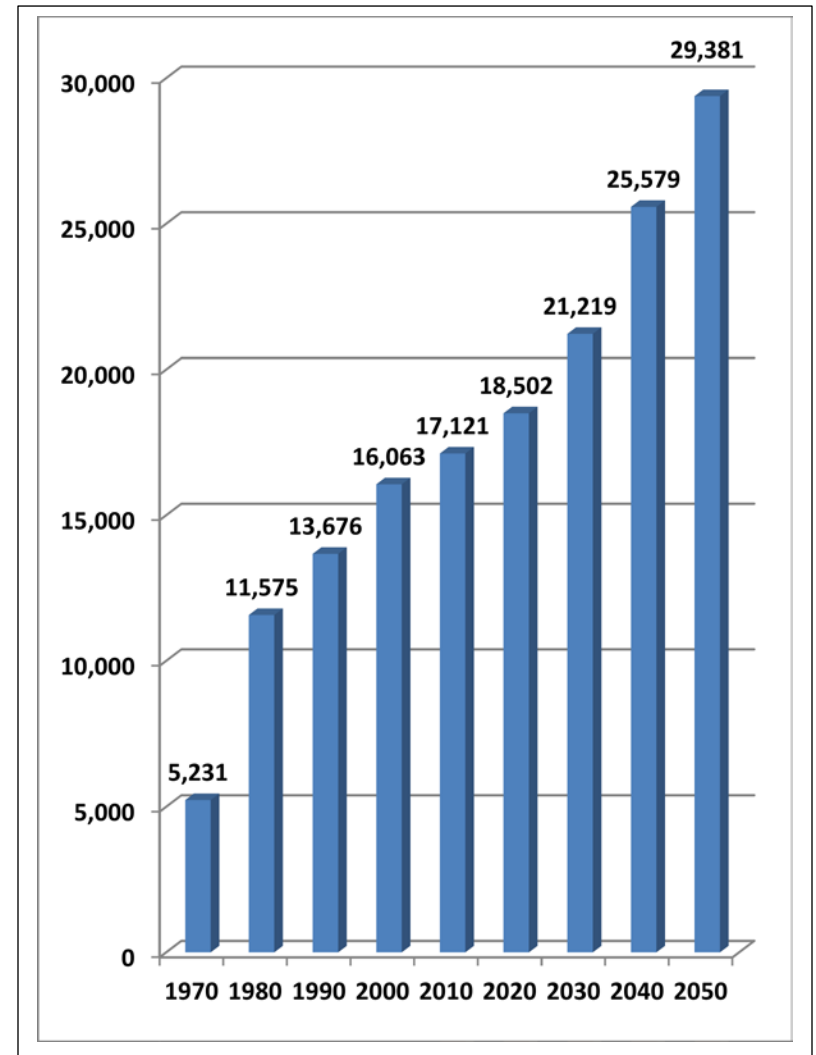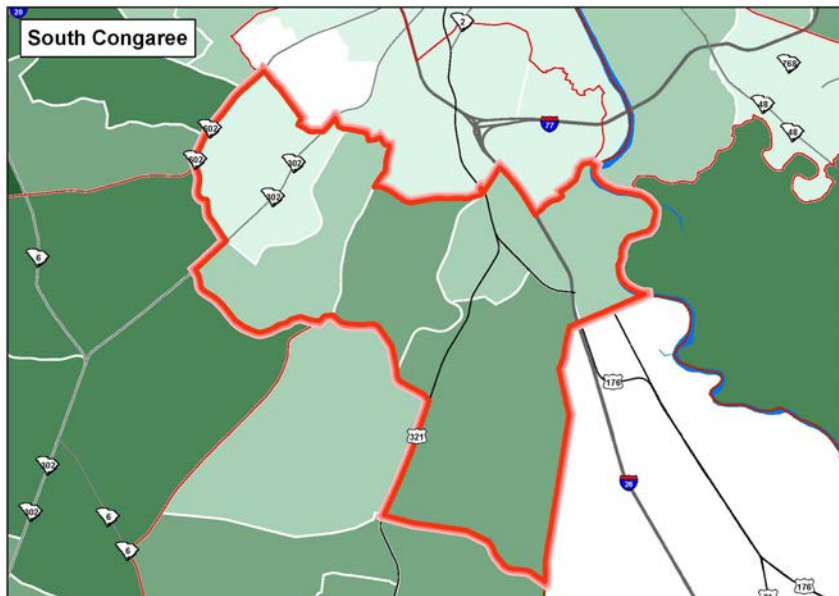
Sector 12b – Swansea

The Swansea sector of southern Lexington County has historically not been a major growth area of Lexington County. In 1970, the population of this sector was 4,651 and the population grew by fewer than 3,000 residents between 1970 and 1990. In the two decades between 1990 and 2010, the sector more than doubled in population to total 16,186.

The reasons for this growth due to work by the towns of Swansea and Gaston and by the Lexington County Joint Municipal Water and Sewer Commission to extend and make available water and sewer lines in what has traditionally been a rural and agricultural area.

This growth is expected to continue, especially along and adjacent to the major arterial highways in the sector, US 321 and SC 6, as well as in and around the growing Gaston and Swansea communities. The majority of the growth is expected to be in the northern portions of this sector with the sector expected to have a population of around 32,000 by 2050.

Legend

Population Projections
2020-2050 Increase in Population

< 1,000	
1,001 - 2,500	
2,501 - 5,000	
5,001 - 10,000	
> 10,000	

Planning Sectors	
Census Tracts	
Interstates	
US Highways	
SC Highways	
Water	
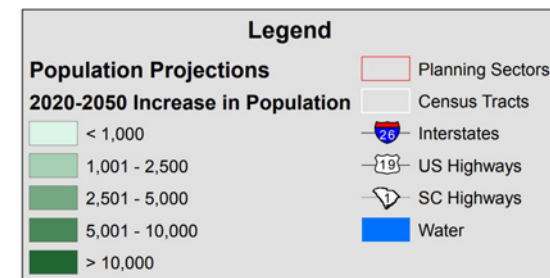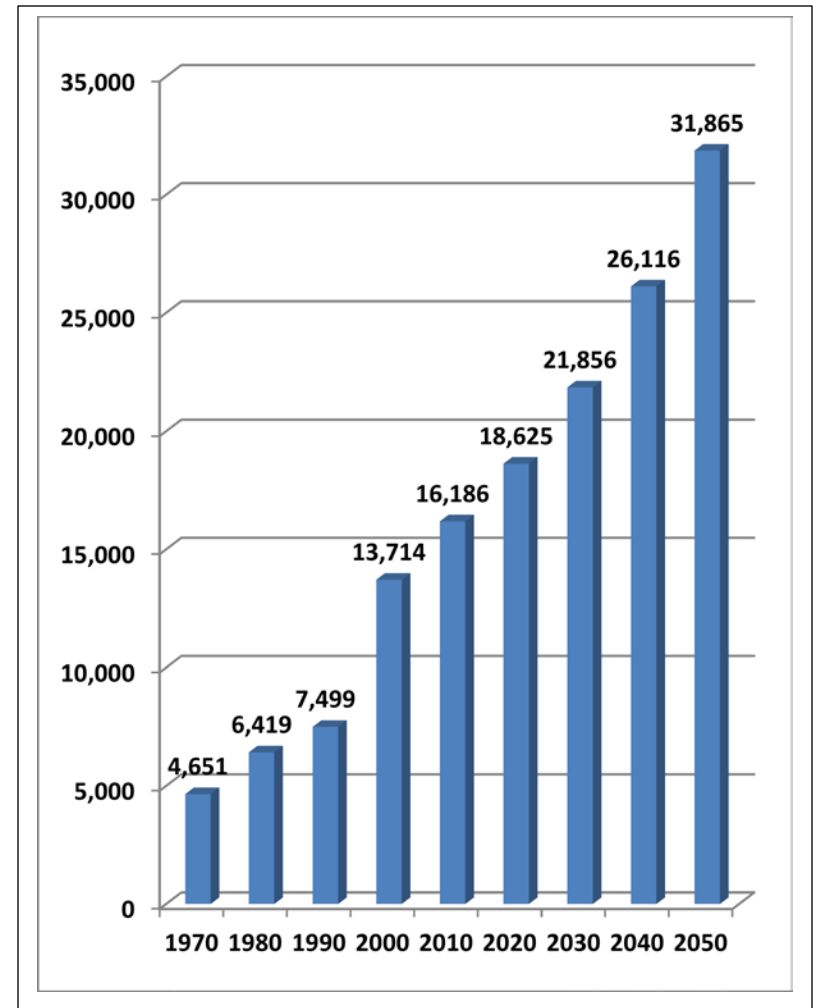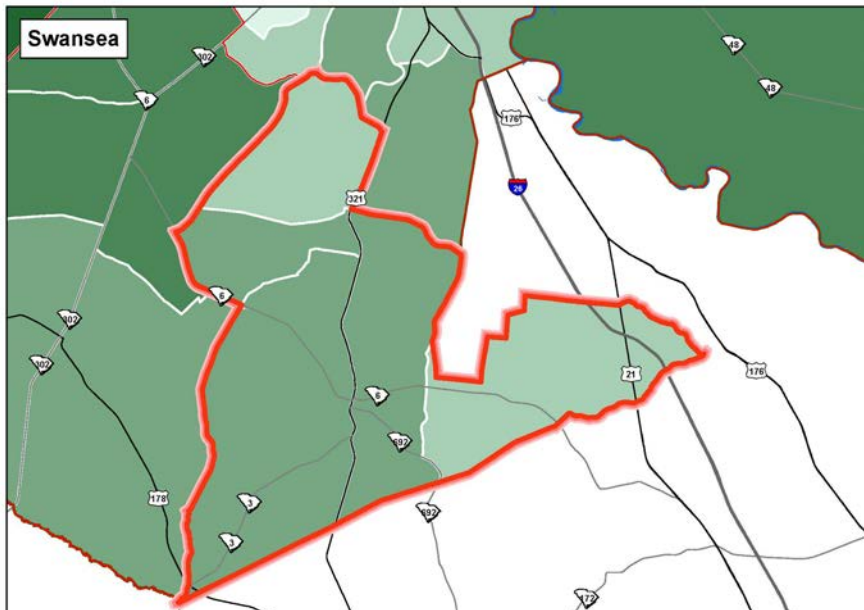
Sector 12c – Pelion

The Pelion area of southern Lexington County is another area in fast-growing Lexington County that has undergone a transformation over the past 20 years regarding population growth. In the 1970's and 1980's, the area was a predominantly rural area with a population of just 2,852. By 1990, the Pelion area's population had more than tripled to 9,338.

Since 1990, the population of the Pelion area has grown by about 7,400 each decade to total 24,185 in 2010. The majority of this recent growth has occurred in the northern portions of the sector as growth has spilled over from the Red Bank and White Knoll areas of the adjacent Lexington sector. An additional 852 new residential units have been permitted for construction in the Pelion area since 2010 making the estimated 2020 population of the sector 31,315. The population of the Pelion sector is expected to double over the next thirty years, with a projected population of 63,354 by 2050.

Legend

Population Projections
2020-2050 Increase in Population
- < 1,000
- 1,001 - 2,500
- 2,501 - 5,000
- 5,001 - 10,000
- > 10,000

- Planning Sectors
- Census Tracts
- Interstates
- US Highways
- SC Highways
- Water

36
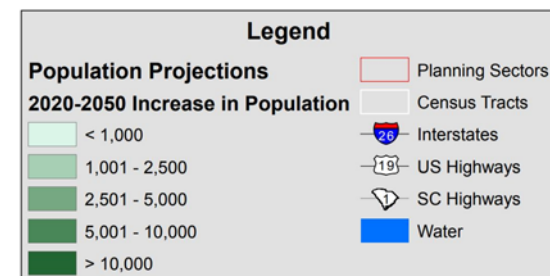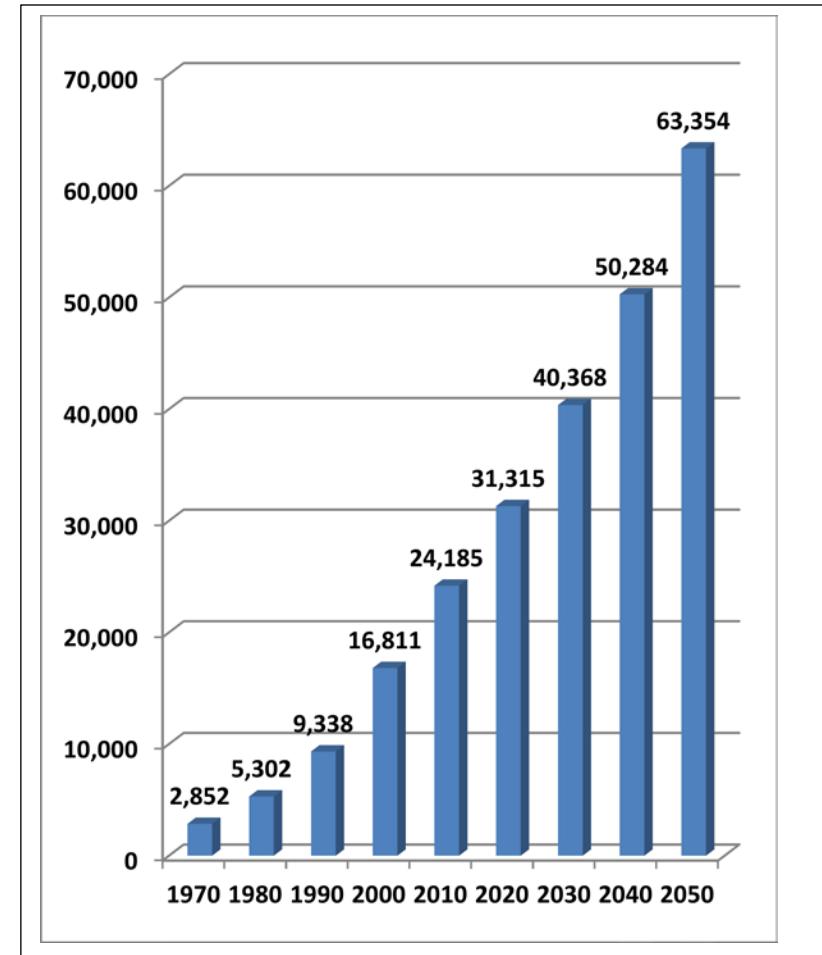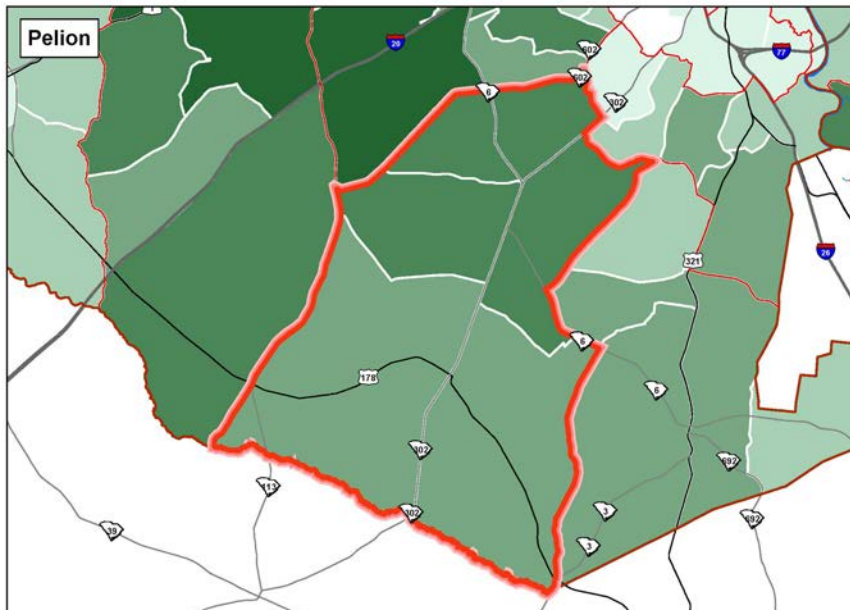
Sector 13a – Gilbert

The Gilbert sector of western Lexington County exhibits many of the same characteristics of the Pelion and Swansea sectors, in that is also abuts the rapidly-growing Lexington area and, until recently, was rural in nature until recently before undergoing significant population growth.

In 1970, the Gilbert area's population was 4,902; a total that by 2000 had more than tripled to 15,857. At the last census in 2010, the population of the Gilbert area had increased by a further 4,000 persons to 20,028. The estimated 2020 population of this sector is estimated to be 24,914, which is expected to grow at a similar growth rate to that seen over the past 20 years. However, the growth rate is expected to gather pace between 2030 and 2050 as growth continues to spill over from the neighboring Lexington sector, with the 2050 population of this sector projected to exceed 79,000.

Legend

Population Projections
2020-2050 Increase in Population

- < 1,000
- 1,001 - 2,500
- 2,501 - 5,000
- 5,001 - 10,000
- > 10,000

- Planning Sectors
- Census Tracts
- 26 Interstates
- 19 US Highways
- 1 SC Highways
- Water

37
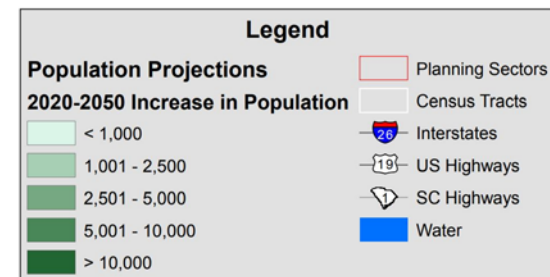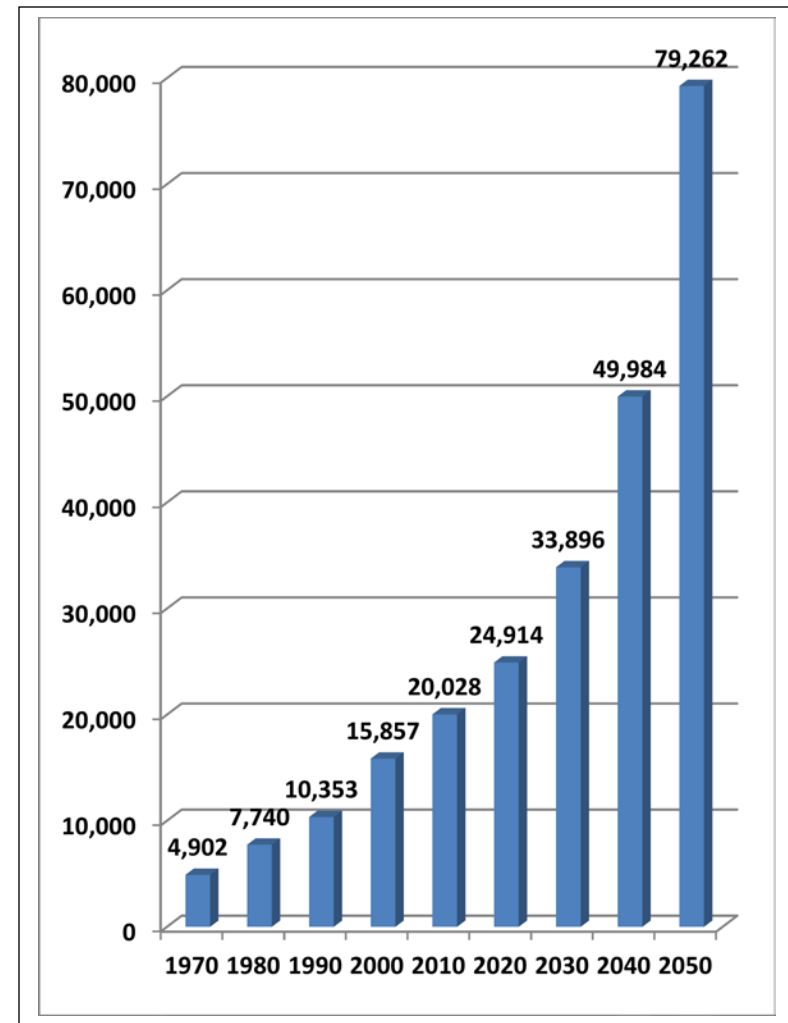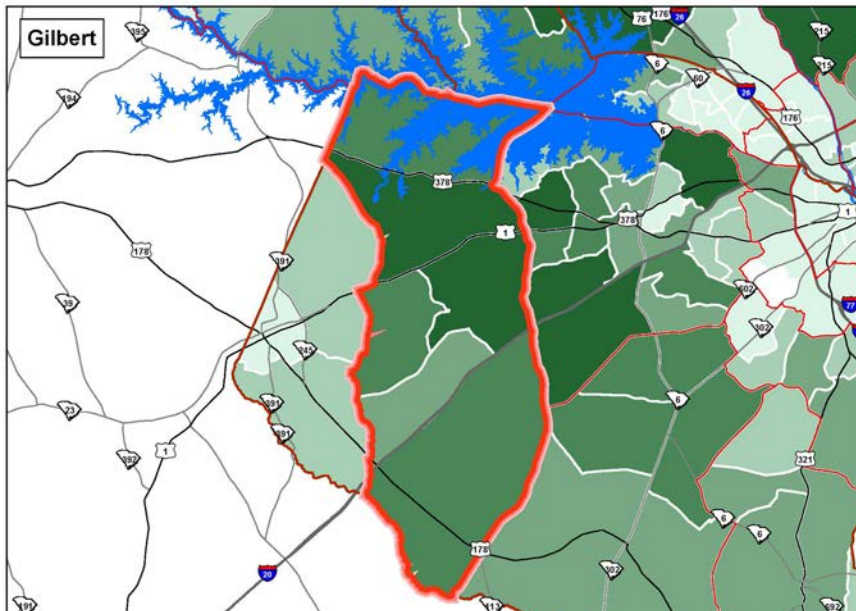
Sector 13b – Batesburg-Leesville

The rural Batesburg-Leesville sector of western Lexington County has seen its population fluctuate over the past several decades. Between 1970 and 1990 the sector gained almost 1,000 new residents, but by 2000, the population of this area had decreased back to the numbers recorded in 1980 (approx.. 9,000 persons).

In recent years, the population of the sector has remained stable, increasing by only 140 residents between 2000 and 2010. Since 2010, only 69 new residential permits have been issued in this sector, for an estimated 2020 population of 9,579. By 2050, the area's population is expected to number around 12,500, with the majority of this growth occurring outside the municipal boundaries of Batesburg-Leesville.
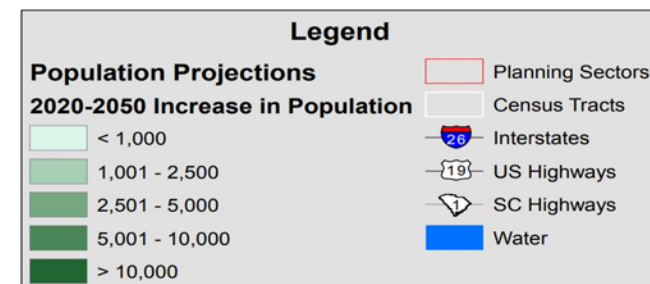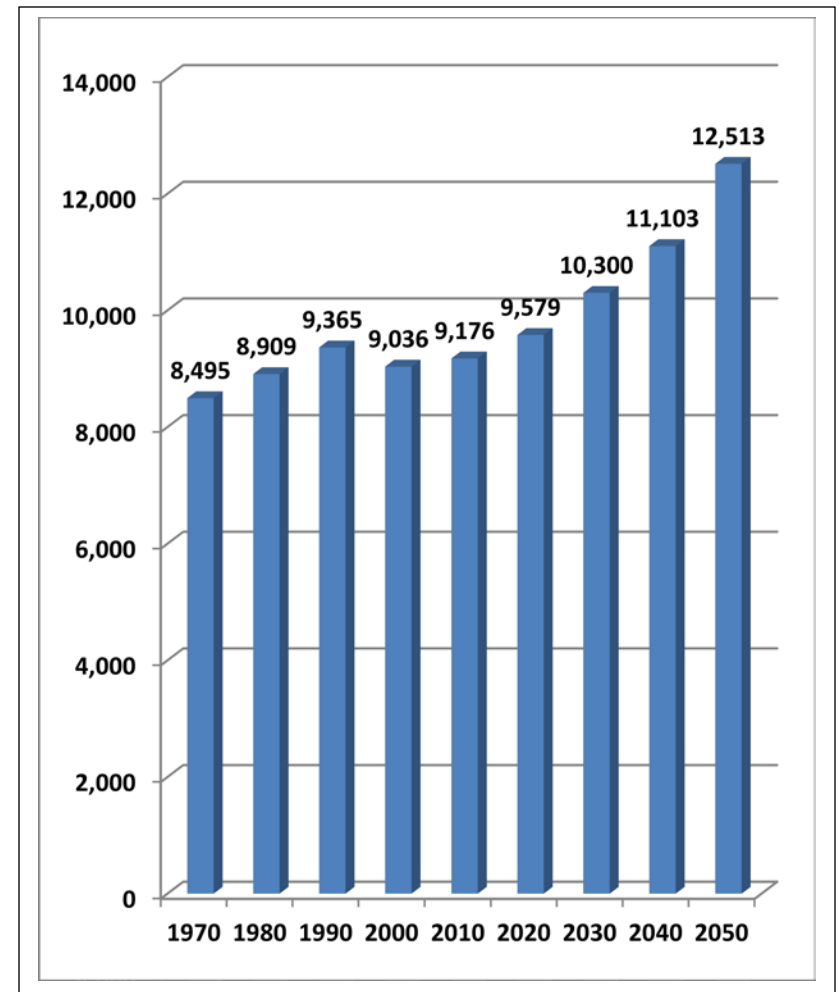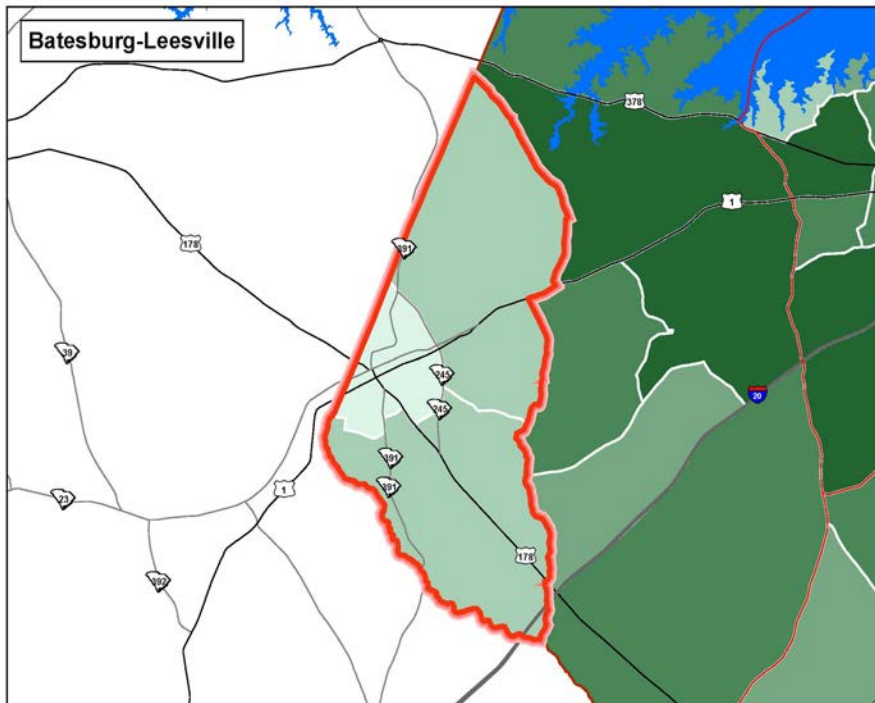
Sector 14 – Whitmire

The Whitmire sector of northern Newberry County has experienced a decline in population over the last 20 years, due, in part, to the closure of major centers of employment in and around the Town of Whitmire; namely the Westpoint Stevens Mill and Renfro Plant, which accounted for job losses of more than 1,100 workers since 2000 and a subsequent drop in population of 555 people since 1990.

Even though it is geographically isolated from much of the region by the Sumter National Forest and has seen only 10 new residential units permitted since 2010, the population is expected to rebound back in the coming years to that seen in 1990; increasing from 3,450 in 2020 to a projected 4,100 by 2050.
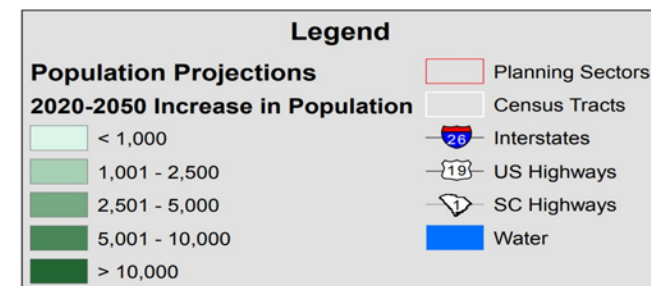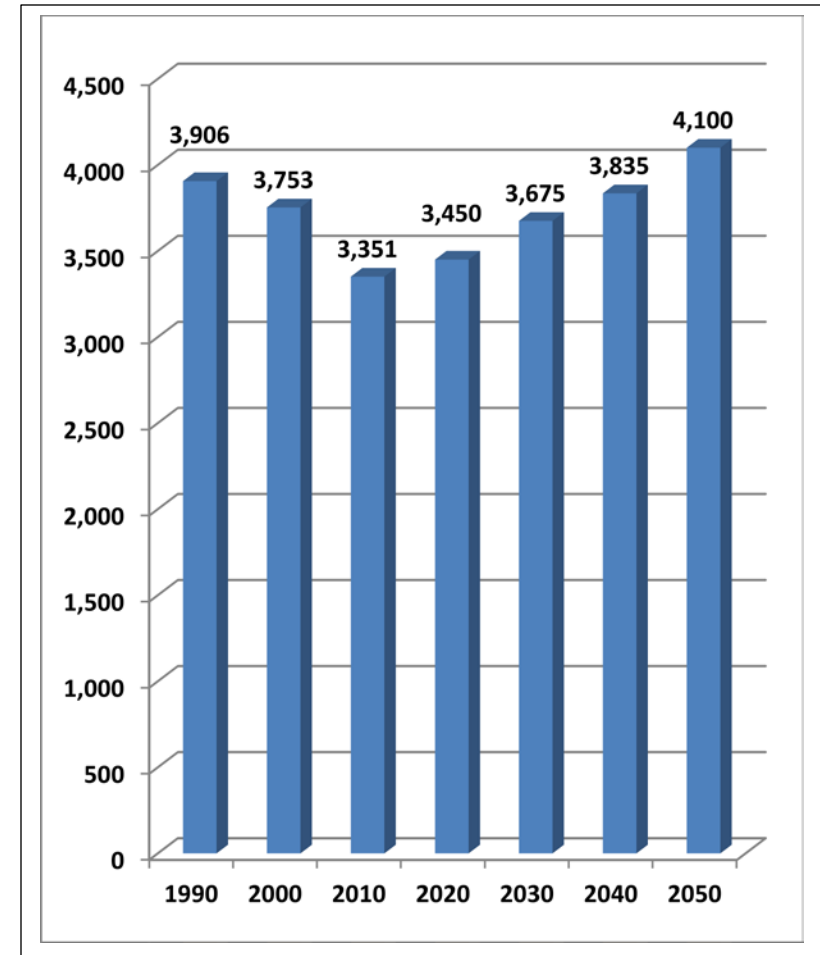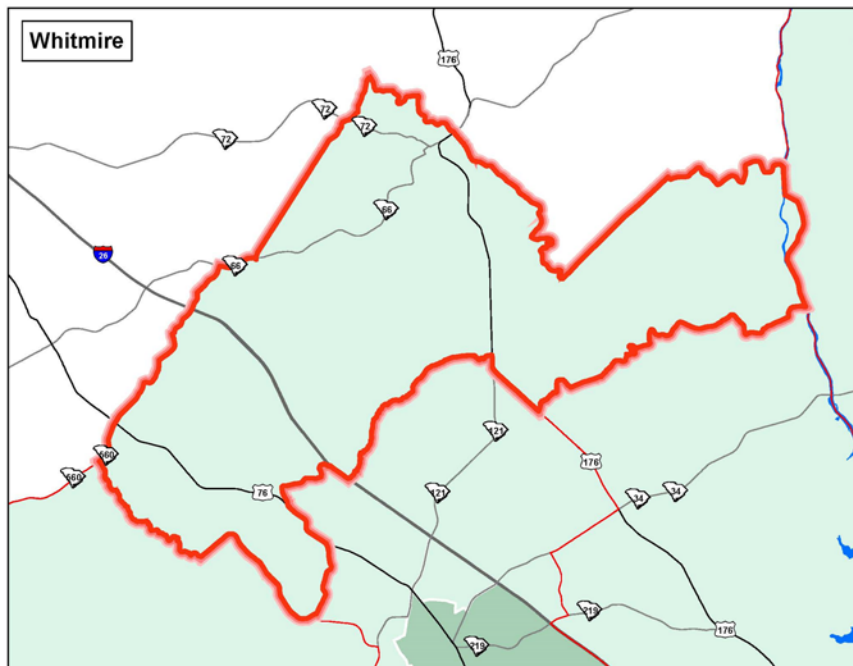
Sector 15 – Chappells

The Chappells area of western Newberry County is a large, predominantly rural sector, where population growth is centered around the shores of Lake Greenwood. The population of the sector has remained relatively stable since 2000 with the population total hovering around the 4,200 mark.

The Chappells area lost 183 residents between 2000 and 2010, however, due to 44 new residential units permitted for construction in this sector since the 2010 Census, it is estimated that the 2020 population will total 4,180 persons.

Moderate growth is forecast for this sector over the next thirty years, with the sector projected to gain around 520 new residents, mostly in the area around the shores of Lake Greenwood.

Legend

Population Projections
2020-2050 Increase in Population

	< 1,000
	1,001 - 2,500
	2,501 - 5,000
	5,001 - 10,000
	> 10,000

Planning Sectors
Census Tracts
26 Interstates
19 US Highways
SC Highways
Water

40
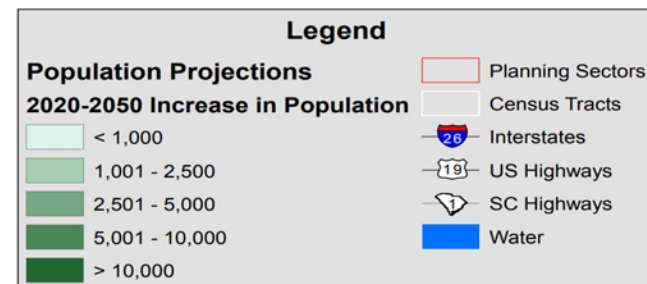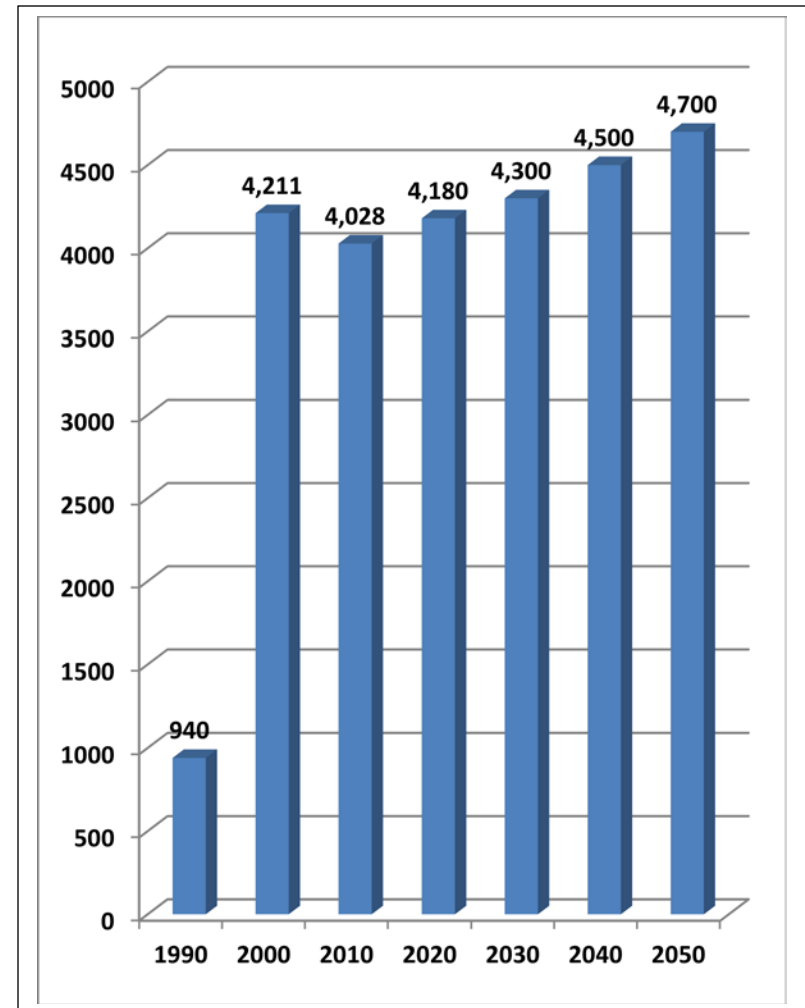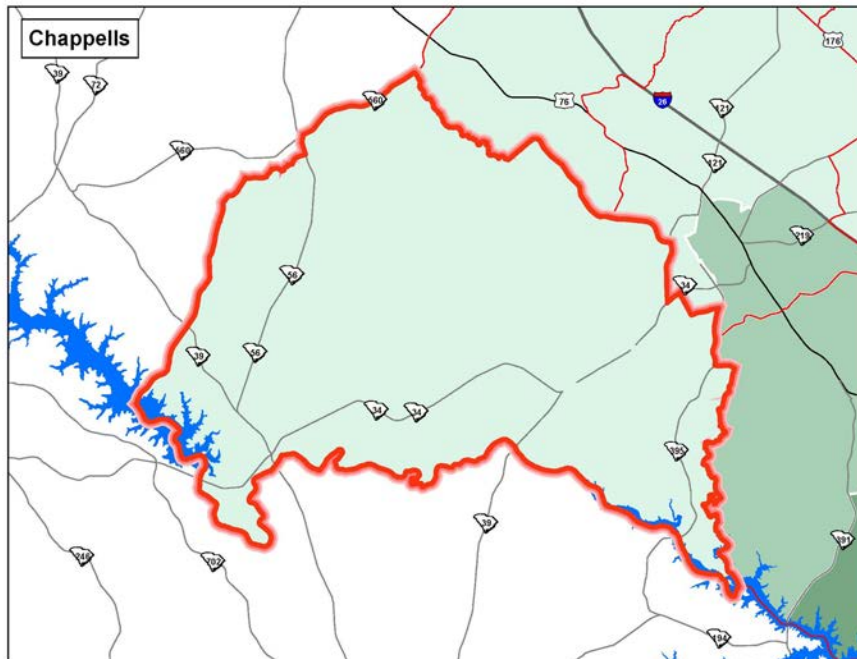
Sector 16 – Newberry

The Newberry sector, centered around the county seat of the City of Newberry, has seen its population fluctuate over the past twenty-five years from 17,319 in 1990 to a low of 15,371 in 2000 as the Newberry area was forced to deal with the closure of several textile mills in the area.

Since then, the population of this sector has rebounded steadily, increasing by almost 400 persons from 2000 to 2010. Recent developments in the Newberry area, such as the $380 million investment by the electronics manufacturer Samsung, which will employ over 900 workers by 2020, has caused more optimism. Furthermore, since 2010, 81 new residential units have been permitted in this sector, resulting in an estimated 2020 population of 16,257, which is forecast to grow by more than 2,600 residents by 2050; an increase of 16.4% over the 30 year planning period.

Legend

Population Projections
2020-2050 Increase in Population

< 1,000	
1,001 - 2,500	
2,501 - 5,000	
5,001 - 10,000	
> 10,000	

Planning Sectors	
Census Tracts	
26 Interstates	
19 US Highways	
1 SC Highways	
Water	

41
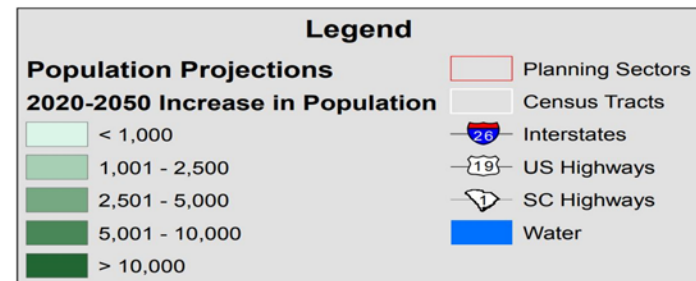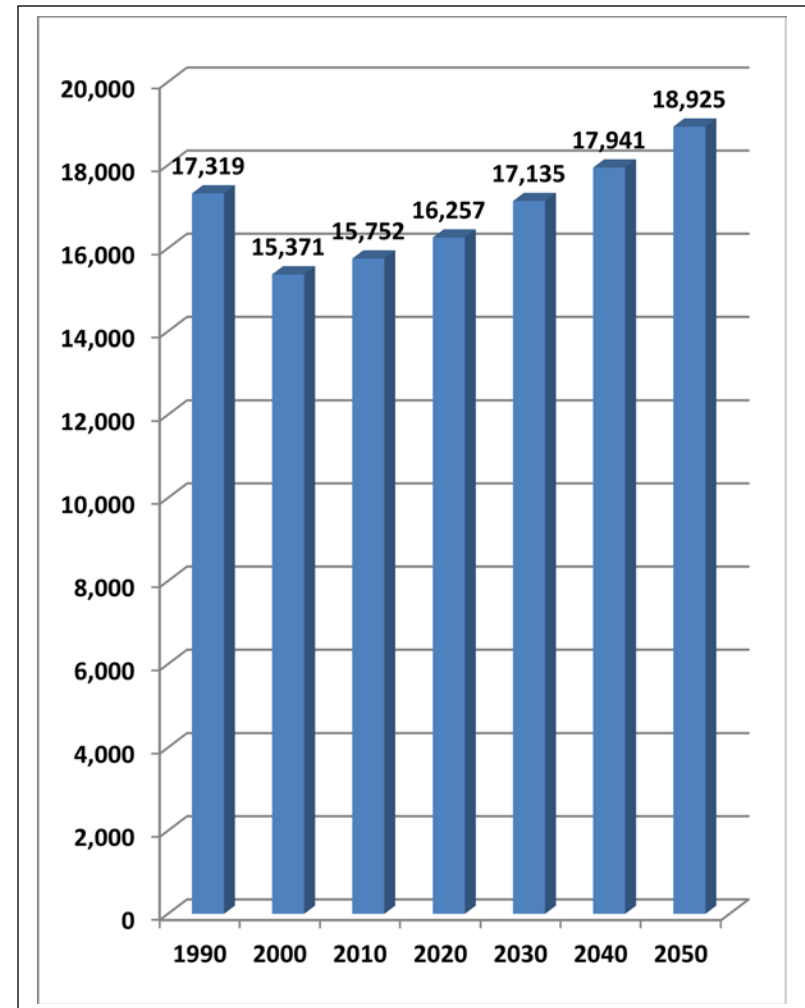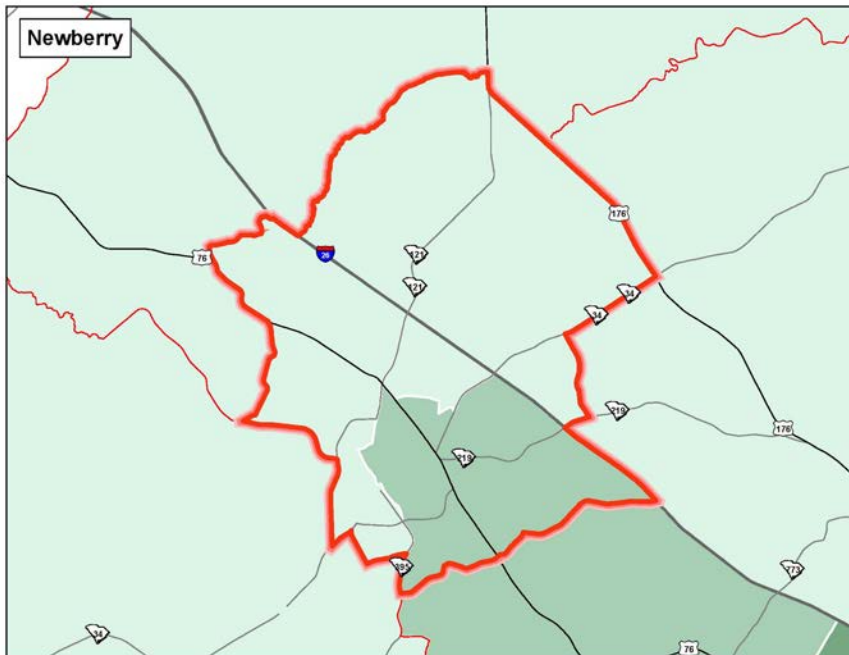
Sector 17 – Pomaria/Prosperity

Over the course of the past two decades, the southeastern portion of Newberry County, which contains the Pomaria and Prosperity communities, has seen its population increase by 8,759 persons from just 5,648 in 1990 to 14,377 by 2010; an increase of 154.5%. The Pomaria/Prosperity sector is the sector with the most significant population growth in Newberry County over the past 20 years.

Growth in this sector has continued since 2010 with an further 296 new homes permitted for construction, with the vast majority being located in the far southeastern corner of the sector on and around Lake Murray. The estimated 2020 population of the Pomaria/Prosperity sector is 16,725; a figurethat is expected to continue to increase in the coming decades. By 2050, the population of this sector is projected to be in excess of 22,500 persons.

42
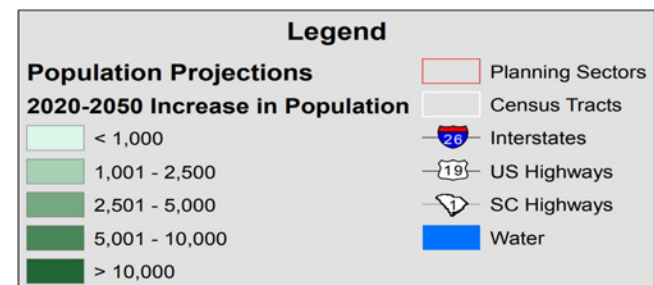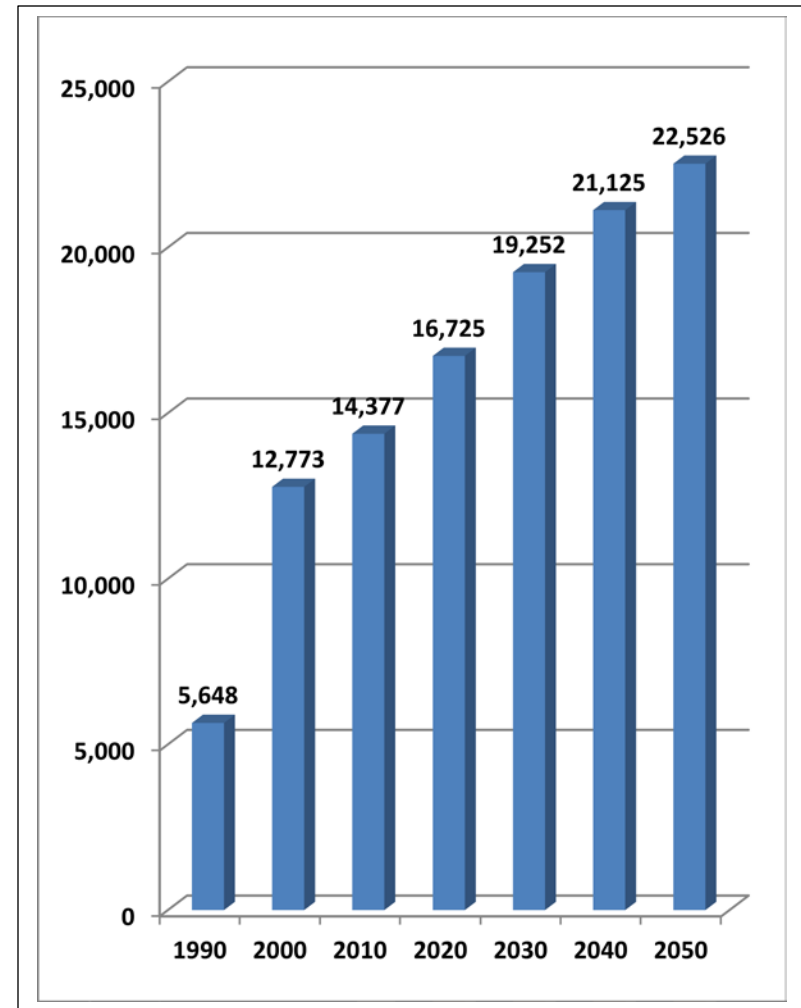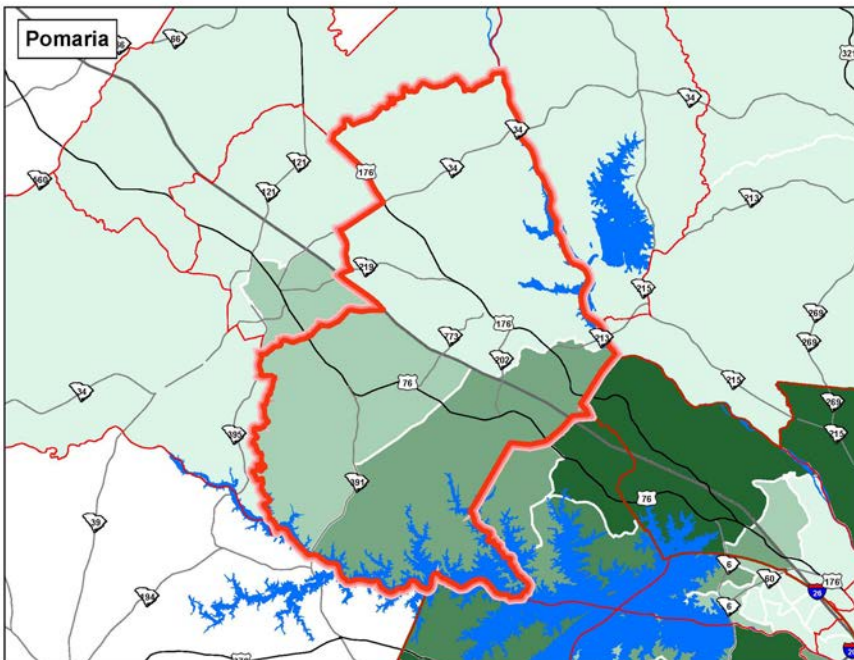
Sector 18 – Monticello

The large Monticello sector of western Fairfield County is a primarily rural area of county. The sector is home to the V.C. Summer Nuclear Station on the southern shores of man-made Lake Monticello and is an area that has undergone economic hardship recently when a planned expansion of the nuclear plant was halted mid-construction in the summer of 2017.

This larges sector has been sparsely populated for many decades, with just around 2,200 residents calling this sector home since the 1990's. The lack of public infrastructure and its distance from both the county seat of Winnsboro (which itself has experienced economic trouble over the past few years) as well as from the Columbia Metro Area are major impediments to growth in this sector. It is projected that the Monticello sector's population will grow by just 185 persons between 2020 and 2050.
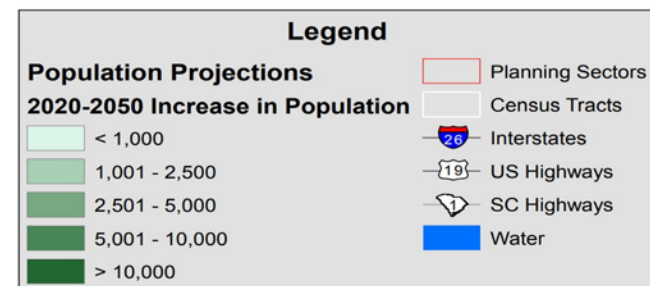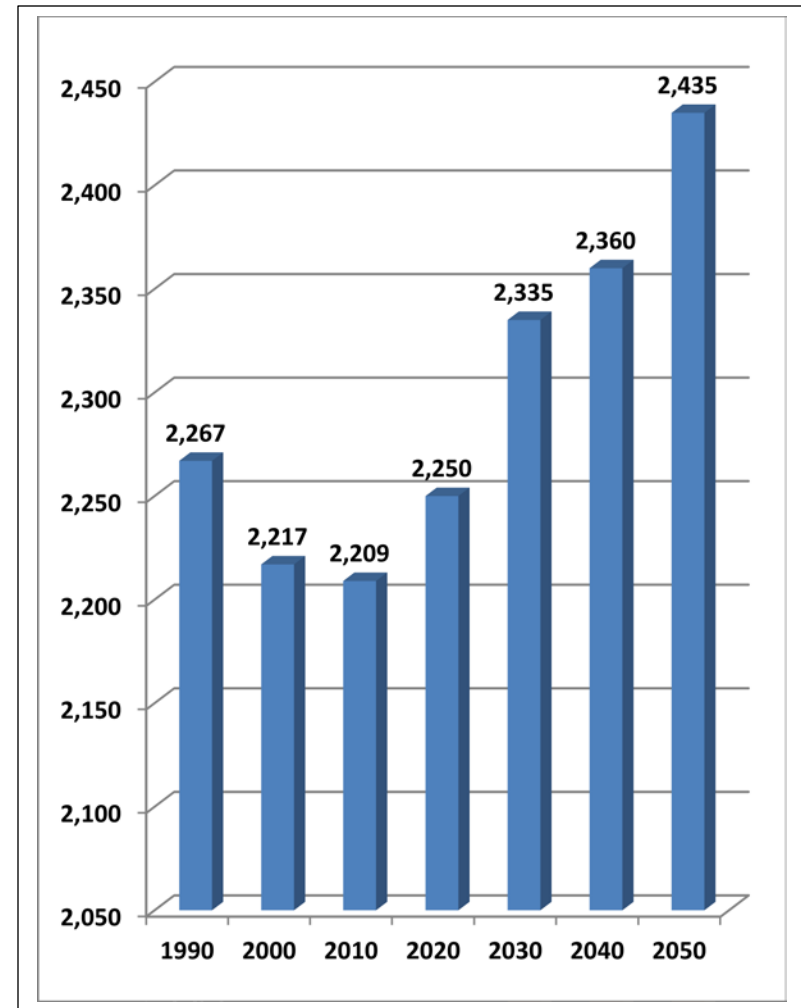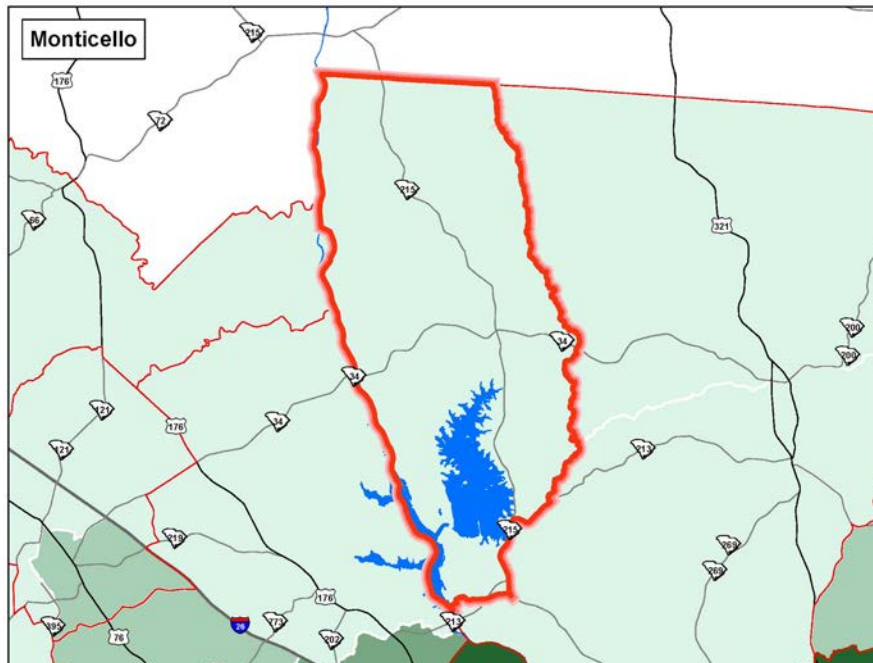
Sector 19 – Winnsboro

The Winnsboro sector is a large area in central Fairfield County and contains the county seat of Winnsboro. Fairfield County has endured significant economic hardships over the past several decades as a number of major employers (Mack Trucks, and Wal-Mart and Dura Fiber Technologies) have ceased operations in the area, as well as the blow from the failed construction of two new reactors of the Jenkinsville nuclear plant, which employed 500 county residents.

Since 1990, the population of the Winnsboro sector has hovered around 15,500; peaking at 15,948 in 2000 before dropping to 15,591 in 2010. Since 2010, 61 new single family homes have been permitted for construction in the Winnsboro area and the estimated 2020 population is expected to total 15,617. Over the next thirty years, as the sector is able to attract more new investment, the population is projected to grow to 16,539 persons by 2050.

Legend

Population Projections
2020-2050 Increase in Population

- < 1,000
- 1,001 - 2,500
- 2,501 - 5,000
- 5,001 - 10,000
- > 10,000

Planning Sectors
Census Tracts
Interstates
US Highways
SC Highways
Water

44
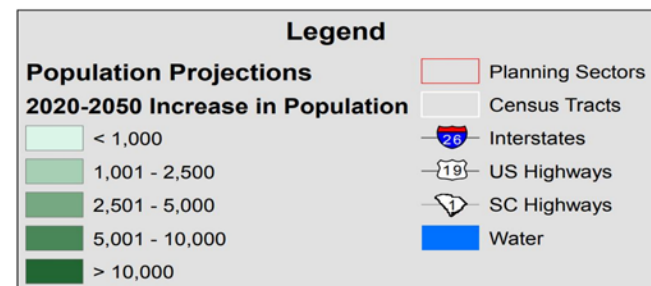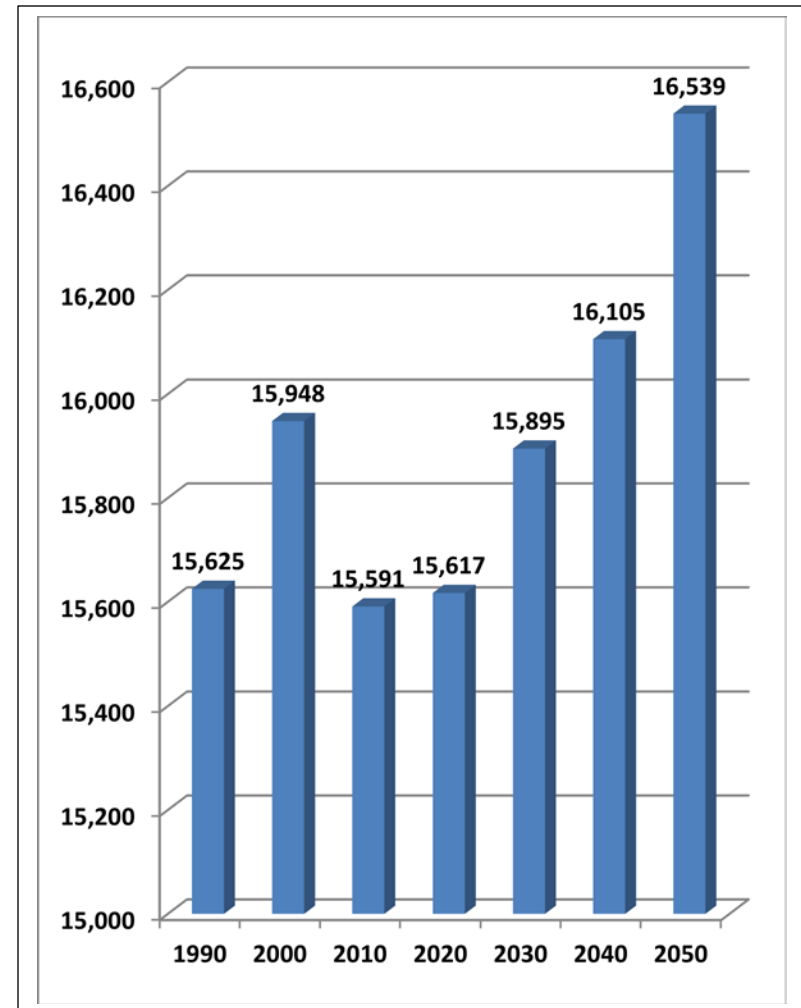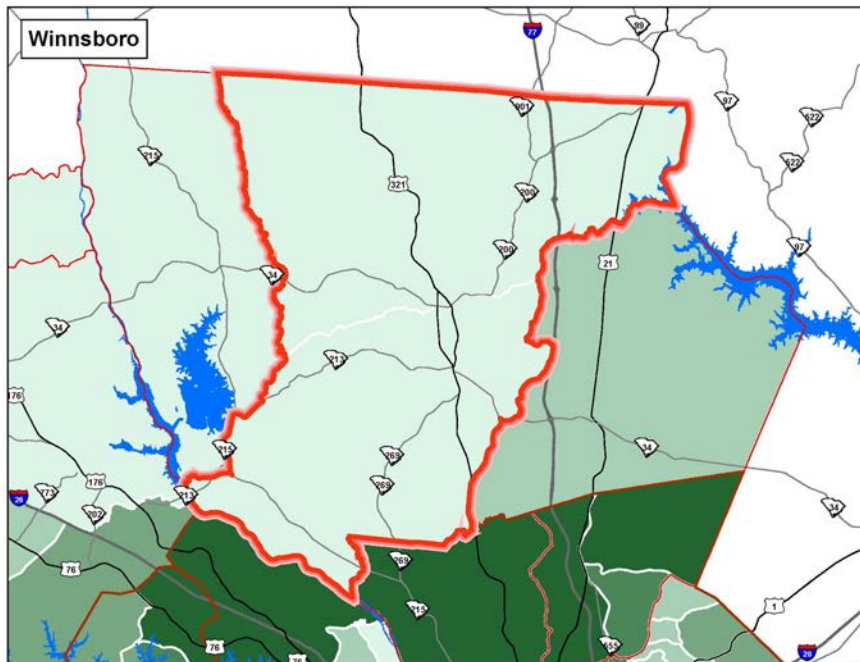
Sector 20 – Ridgeway

The Ridgeway sector of eastern Fairfield County is the fastest-growing sector in the county, due in part to the presence of Lake Wateree, I-77 and the booming Blythewood area immediately to the south.

In 1990, 4,403 persons resided in this sector, which by 2010 had increased by 39.8% to 6,156. New residents are attracted to this area because of rural and lake-living lifestyle, coupled with lower tax rates and easy access to Columbia or Camden in neighboring Kershaw County.

Since the 2010 Census, 103 new single family homes have been permitted for construction in the Ridgeway sector, accounting for an estimated 2020 population of 6,630. This growth is expected to continue over the next thirty years, with close to 8,000 persons projected to be residing in this sector by 2050.

Legend

Population Projections
2020-2050 Increase in Population

< 1,000	Planning Sectors
1,001 - 2,500	Census Tracts
2,501 - 5,000	Interstates
5,001 - 10,000	US Highways
> 10,000	SC Highways
	Water
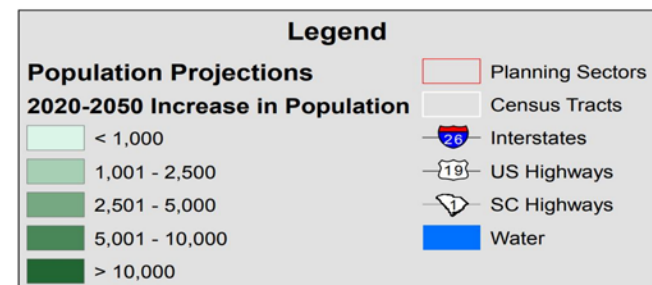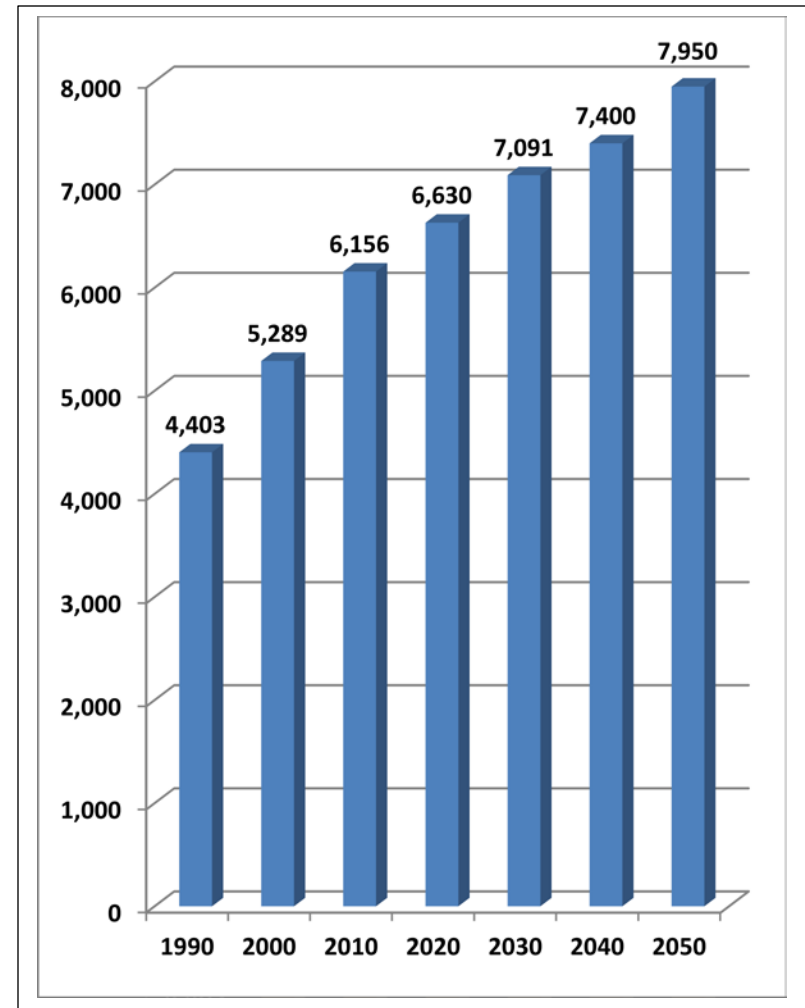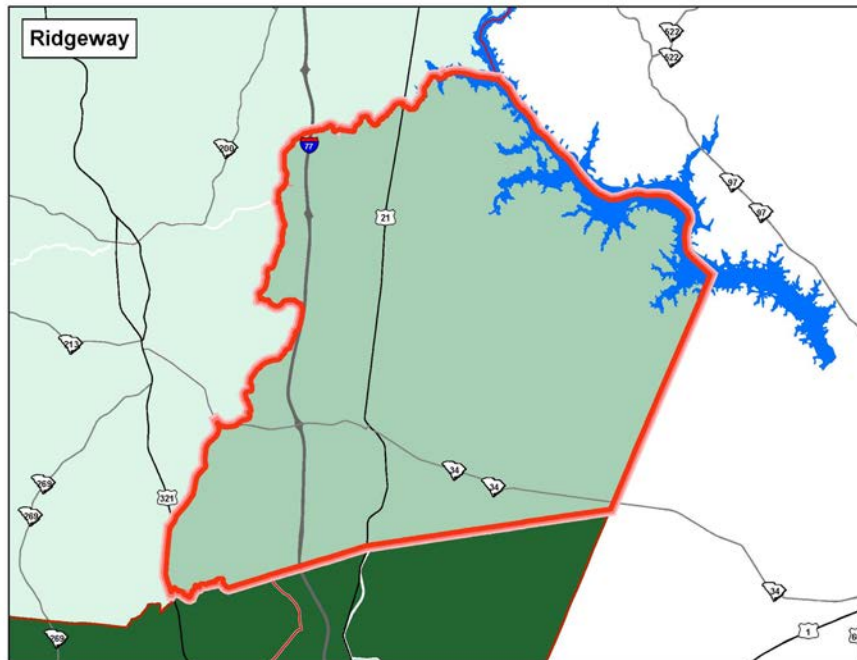
Appendix A

2000-2050 Population by Census Tract

Sector 1: Downtown

Census Tract	2000	2010	2015	2020	2025	2030	2035	2040	2045	2050	% Change 2020-2050	Difference 2020-2050
16	703	1,236	1,294	2,149	2,879	3,565	5,300	5,950	7,086	7,855	265.5%	5,706
27.00	3,440	2,982	3,157	3,650	3,854	4,601	5,023	5,995	6,250	6,975	91.1%	3,325
28.00	4,149	6,455	6,914	7,935	8,735	10,013	10,901	11,848	12,687	14,532	83.1%	6,597
29.00	3,113	3,232	3,160	4,665	5,865	7,220	8,250	9,300	11,598	13,485	189.1%	8,820
30.00	3,377	2,852	2,919	3,246	3,517	3,975	4,298	4,549	4,862	5,489	69.1%	2,243
31.00	1,102	1,213	1,280	2,855	3,150	3,456	4,028	5,208	6,513	7,214	152.7%	4,359
Total	15,884	17,970	18,724	24,500	28,000	32,830	37,800	42,850	48,996	55,550	126.7%	31,050

Sector 2a: South Columbia

Census Tract	2000	2010	2015	2020	2025	2030	2035	2040	2045	2050	% Change 2020-2050	Difference 2020-2050
26.02	3,150	2,957	3,243	3,450	3,500	3,775	3,796	3,840	3,920	4,000	15.9%	550
26.03	4,144	4,058	4,226	4,365	4,400	4,450	4,475	4,535	4,650	4,750	8.8%	385
26.04	1,720	1,697	2,034	2,088	2,112	2,150	2,175	2,211	2,286	2,375	13.7%	287
116.03	4,066	5,380	5,297	5,747	6,045	6,350	6,425	6,544	6,716	7,047	22.6%	1,300
116.04	5,588	5,946	6,160	6,416	6,624	6,850	6,924	7,160	7,340	7,638	19.0%	1,222
116.06	3,859	4,461	4,843	5,368	5,779	6,115	6,304	6,886	7,203	7,826	45.8%	2,458
116.07	1,986	3,800	3,937	4,857	5,465	5,940	6,247	6,741	7,181	7,839	61.4%	2,982
116.08	5,573	6,959	7,390	7,989	8,275	8,495	8,632	8,969	9,302	9,888	23.8%	1,899
Total	30,086	35,258	37,130	40,280	42,200	44,125	44,978	46,886	48,598	51,363	27.5%	11,083

Sector 2b: South Richland

Census Tract	2000	2010	2015	2020	2025	2030	2035	2040	2045	2050	% Change 2020-2050	Difference 2020-2050
117.01	1,161	5,137	5,418	5,745	6,186	6,417	6,539	6,824	7,065	7,660	33.3%	1,915
117.02	4,028	3,550	3,400	3,493	3,514	3,683	3,711	3,961	4,112	4,465	27.8%	972
Total	5,189	8,687	8,818	9,238	9,700	10,100	10,250	10,785	11,177	12,125	31.3%	2,887

Sector 3a: East Columbia

Census Tract	2000	2010	2015	2020	2025	2030	2035	2040	2045	2050	% Change 2020-2050	Difference 2020-2050
12	1,704	1,820	1,939	2,180	2,475	3,000	3,800	4,374	4,580	4,843	122.2%	2,663
13	2,974	2,610	2,620	2,700	2,850	3,282	3,320	3,706	3,998	4,200	55.6%	1,500
21	2,574	2,683	2,823	3,035	3,307	3,500	3,625	3,934	4,135	4,430	46.0%	1,395
22	1,407	1,278	1,291	1,401	1,590	1,850	2,100	2,484	2,798	2,996	113.8%	1,595
23	2,261	2,187	2,293	2,466	2,583	2,899	3,130	3,389	3,650	3,876	57.2%	1,410
24	3,971	3,905	4,413	4,675	4,810	5,279	5,450	5,894	6,087	6,378	36.4%	1,703
25	3,578	3,694	3,902	4,165	4,344	4,521	4,675	4,934	5,123	5,689	36.6%	1,524
112.01	1,949	1,895	2,223	2,321	2,429	2,780	2,895	3,160	3,394	3,688	58.9%	1,367
Total	20,418	20,072	21,504	22,943	24,388	27,111	28,995	31,875	33,765	36,100	57.3%	13,157

Sector 3b: Dentsville/Arcadia Lakes

Census Tract	2000	2010	2015	2020	2025	2030	2035	2040	2045	2050	% Change 2020-2050	Difference 2020-2050
11	4,658	4,043	4,142	4,389	4,422	4,619	4,675	4,733	4,964	5,324	21.3%	935
108.03	2,454	2,127	2,157	2,402	2,552	2,682	3,387	3,972	4,300	4,531	88.6%	2,129
108.04	2,598	2,405	2,481	2,588	2,613	2,691	2,715	2,975	3,085	3,295	27.3%	707
108.05	1,642	2,445	2,458	2,647	2,699	2,802	3,045	3,295	3,475	3,775	42.6%	1,128
108.06	1,520	555	521	867	888	925	975	1,100	1,300	1,500	73.0%	633
110.00	1,688	1,551	1,587	1,651	1,783	1,956	2,076	2,185	2,277	2,681	62.4%	1,030
111.01	3,611	3,521	3,588	3,586	3,617	3,883	3,975	4,293	4,244	4,483	25.0%	897
111.02	3,557	3,386	3,747	3,867	4,219	4,500	4,835	5,207	5,359	5,609	45.0%	1,742
112.02	3,544	3,534	3,709	3,984	4,164	4,234	4,683	4,766	4,892	5,246	31.7%	1,262
113.01	6,463	5,881	6,124	6,256	6,481	6,666	6,675	6,740	6,977	7,265	16.1%	1,009
113.03	4,480	4,919	5,348	5,525	5,971	6,135	6,430	6,487	6,656	6,920	25.2%	1,395
113.04	4,840	5,211	5,528	5,654	6,068	6,287	6,495	6,542	6,784	7,057	24.8%	1,403
113.05	5,272	5,154	5,382	5,400	5,673	5,870	5,967	6,138	6,337	6,489	20.2%	1,089
Total	46,327	44,732	46,772	48,816	51,150	53,250	55,933	58,433	60,650	64,175	31.5%	15,359

Sector 4a: North Columbia

Census Tract	2000	2010	2015	2020	2025	2030	2035	2040	2045	2050	% Change 2020-2050	Difference 2020-2050
1	2,919	2,467	2,457	2,600	2,850	2,975	3,215	3,450	3,675	3,929	51.1%	1,329
2	1,686	1,494	1,596	1,673	1,825	1,976	2,200	2,450	2,619	3,084	84.3%	1,411
3	3,122	2,876	2,928	3,057	3,417	3,547	3,900	4,085	4,250	4,750	55.4%	1,693
4	2,036	1,876	1,969	2,099	2,252	2,467	2,640	2,700	2,805	3,050	45.3%	951
5	2,662	2,194	2,332	2,550	2,767	2,900	3,075	3,200	3,450	3,900	52.9%	1,350
6	2,092	2,332	2,556	2,734	2,988	3,125	3,350	3,450	3,628	3,983	45.7%	1,249
7	2,291	1,736	1,834	1,956	2,571	3,250	3,700	3,850	4,118	4,682	139.4%	2,726
9	2,513	2,372	2,441	2,530	2,650	2,802	3,100	3,200	3,320	3,678	45.4%	1,148
10	4,645	3,535	3,692	3,701	3,965	4,217	4,526	4,650	4,896	5,080	37.3%	1,379
105.02	926	643	685	1,090	1,300	1,425	1,550	1,660	1,800	2,095	92.2%	1,005
106.00	5,541	4,862	4,960	5,060	5,290	5,475	5,612	5,875	6,014	6,399	26.5%	1,339
107.03	3,748	3,450	3,548	3,600	3,850	4,053	4,199	4,450	4,800	5,100	41.7%	1,500
109.00	2,886	2,884	3,100	3,350	3,475	3,680	3,825	3,880	4,125	4,465	33.3%	1,115
Total	37,067	32,721	34,098	36,000	39,200	41,892	44,892	46,900	49,500	54,195	50.5%	18,195

Sector 4b: Cedar Creek

Census Tract	2000	2010	2015	2020	2025	2030	2035	2040	2045	2050	% Change 2020-2050	Difference 2020-2050
105.01	2,330	1,989	2,042	2,253	2,347	2,475	2,615	2,900	3,327	3,575	58.7%	1,322
107.01	3,100	3,018	2,913	3,048	3,357	3,552	3,712	4,412	5,087	5,795	90.1%	2,747
107.02	3,786	3,656	3,778	3,899	4,121	4,485	4,885	5,788	7,186	7,405	89.9%	3,506
Total	9,216	8,663	8,733	9,200	9,825	10,512	11,212	13,100	15,600	16,775	82.3%	7,575

Sector 5a: Saint Andrews (Richland County)

Census Tract	2000	2010	2015	2020	2025	2030	2035	2040	2045	2050	% Change 2020-2050	Difference 2020-2050
104.03	3,826	3,875	4,115	4,200	4,270	4,330	4,400	4,525	4,625	4,650	10.7%	450
104.07	4,414	4,284	4,611	4,760	4,850	5,030	5,125	5,200	5,350	5,500	15.5%	740
104.08	4,733	6,166	5,786	5,800	5,800	5,800	5,800	5,700	5,700	5,500	-5.2%	-300
104.09	1,808	1,604	1,807	1,880	1,915	1,950	1,990	2,000	2,063	2,100	11.7%	220
104.10	3,433	3,781	4,228	4,350	4,415	4,520	4,625	4,700	5,000	5,100	17.2%	750
104.11	3,310	3,174	2,954	3,140	3,170	3,210	3,300	3,340	3,500	3,500	11.5%	360
104.12	3,357	3,159	2,950	3,125	3,300	3,390	3,495	3,718	3,895	4,045	29.4%	920
104.13	1,787	1,989	2,194	2,245	2,380	2,480	2,600	2,850	3,200	3,400	51.4%	1,155
Total	26,668	28,032	28,645	29,500	30,100	30,710	31,335	32,033	33,333	33,795	14.6%	4,295

Sector 5b: Saint Andrews (Lexington County)

Census Tract	2000	2010	2015	2020	2025	2030	2035	2040	2045	2050	% Change 2020-2050	Difference 2020-2050
205.10	4,545	4,684	4,975	4,718	4,819	5,086	5,214	5,138	5,141	5,227	10.8%	509
205.11	3,678	3,430	3,371	3,469	3,623	3,850	3,875	3,813	3,842	3,861	11.3%	392
Total	8,223	8,114	8,346	8,187	8,442	8,936	9,089	8,951	8,983	9,088	11.0%	901

Sector 6a: West Columbia/Cayce

Census Tract	2000	2010	2015	2020	2025	2030	2035	2040	2045	2050	% Change 2020-2050	Difference 2020-2050
201	2,986	2,762	2,911	2,672	2,750	2,811	2,782	2,744	2,751	2,804	4.9%	132
202.01	2,082	2,350	2,937	2,945	2,950	2,950	2,975	3,013	2,988	3,012	2.3%	67
202.02	2,340	2,294	2,459	2,225	2,228	2,191	2,196	2,158	2,196	2,309	3.8%	84
203	4,196	4,202	4,183	4,654	4,807	4,972	4,971	4,889	5,038	5,114	9.9%	460
205.05	3,720	4,143	4,391	4,432	4,550	4,688	4,754	4,814	4,894	4,956	11.8%	524
205.08	1,985	2,151	2,097	2,158	2,225	2,297	2,321	2,352	2,377	2,408	11.6%	250
205.09	3,357	3,468	4,041	3,429	3,425	3,475	3,516	3,583	3,625	3,703	8.0%	274
206.01	3,628	4,094	4,391	4,296	4,375	4,417	4,396	4,351	4,402	4,379	1.9%	83
Total	24,294	25,464	27,410	26,811	27,310	27,801	27,911	27,904	28,271	28,685	7.0%	1,874

Sector 6b: Springdale

Census Tract	2000	2010	2015	2020	2025	2030	2035	2040	2045	2050	% Change 2020-2050	Difference 2020-2050
205.06	3,425	3,585	4,029	4,579	5,023	6,014	6,422	6,913	7,719	8,318	81.7%	3,739
205.07	5,737	6,510	6,880	7,137	7,300	7,521	7,693	7,953	8,200	8,659	21.3%	1,522
206.02	4,294	4,232	4,549	4,767	4,850	4,933	5,039	5,184	5,263	5,364	12.5%	597
206.04	3,154	2,782	3,060	3,269	3,225	3,214	3,179	3,188	3,175	3,229	-1.2%	-40
206.05	1,652	1,852	2,014	2,129	2,175	2,236	2,309	2,359	2,531	2,713	27.4%	584
9801	0	0	0	0	0	0	0	0	0	0	0.0%	0
Total	18,262	18,961	20,532	21,881	22,573	23,918	24,642	25,597	26,888	28,283	29.3%	6,402

Sector 7a: Southeast Richland

Census Tract	2000	2010	2015	2020	2025	2030	2035	2040	2045	2050	% Change 2020-2050	Difference 2020-2050
119.01	6,562	7,590	8,096	8,825	10,780	11,345	12,225	13,426	14,432	15,560	76.3%	6,735
119.02	4,877	4,980	4,961	5,675	6,220	7,405	7,900	8,799	10,218	10,752	89.5%	5,077
Total	11,439	12,570	13,057	14,500	17,000	18,750	20,125	22,225	24,650	26,312	81.5%	11,812

Sector 7b: Hopkins

Census Tract	2000	2010	2015	2020	2025	2030	2035	2040	2045	2050	% Change 2020-2050	Difference 2020-2050
118	6,821	6424	6,429	7,000	7,250	7,750	8,750	9,995	11,350	13,150	87.9%	6,150

Sector 7c: East Richland

Census Tract	2000	2010	2015	2020	2025	2030	2035	2040	2045	2050	% Change 2020-2050	Difference 2020-2050
120	5,598	5,433	5,570	6,000	6,500	7,200	8,200	9,000	9,600	10,100	68.3%	4,100

Sector 8: Fort Jackson

Census Tract	2000	2010	2015	2020	2025	2030	2035	2040	2045	2050	% Change 2020-2050	Difference 2020-2050
115.01	6,291	10945	10,268	10312	11,050	11710	12,540	12,650	12850	12,950	25.6%	2,638
115.02	5,002	2133	2,499	2938	2975	3040	3200	3500	3800	4150	41.3%	1,212
9801.00	7	22	22	250	250	250	250	350	350	400	60.0%	150
Total	11,300	13,100	12,789	13,500	14,275	15,000	15,990	16,500	17,000	17,500	29.6%	4,000

Sector 9a: Richland Northeast

Census Tract	2000	2010	2015	2020	2025	2030	2035	2040	2045	2050	% Change 2020-2050	Difference 2020-2050
114.04	6,585	8,292	9,098	9,900	10,345	11,709	13,325	14,100	14,650	15,895	60.6%	5,995
114.07	943	3,162	4,176	5,290	5,975	6,650	7,100	7,500	7,600	7,850	48.4%	2,560
114.11	3,488	3,501	3,835	4,335	4,650	4,875	5,279	5,415	5,450	5,500	26.9%	1,165
114.12	3,990	5,089	5,502	6,052	6,500	6,700	7,000	7,434	7,500	7,700	27.2%	1,648
114.13	5,159	8,358	9,060	9,285	9,842	10,100	10,500	10,900	11,000	11,500	23.9%	2,215
114.14	5,046	5,767	6,066	6,366	6,833	7,220	7,730	8,000	8,150	8,600	35.1%	2,234
114.15	5,798	10,592	11,574	13,995	14,630	15,337	16,550	17,400	17,862	18,200	30.0%	4,205
114.16	926	11,475	12,927	15,077	16,000	16,400	16,600	17,000	17,300	17,350	15.1%	2,273
114.17	4,417	8,302	8,767	9,032	9,400	9,650	9,900	10,200	10,400	11,000	21.8%	1,968
114.18	2,978	3,433	3,624	3,789	4,228	4,475	4,800	5,300	5,300	5,500	45.2%	1,711
114.19	4,642	4,905	5,179	5,379	5,725	5,896	6,177	6,450	6,538	6,800	26.4%	1,421
Total	43,972	72,876	79,808	88,500	94,128	99,012	104,961	109,699	111,750	115,895	31.0%	27,395

Sector 9b: Blythewood

Census Tract	2000	2010	2015	2020	2025	2030	2035	2040	2045	2050	% Change 2020-2050	Difference 2020-2050
101.02	3,367	6,219	7,352	10,689	14,478	18,838	23,063	28,445	35,901	39,725	271.6%	29,036
101.03	6,615	17,155	20,376	25,356	27,748	28,795	29,745	30,880	31,750	32,435	27.9%	7,079
101.04	2,738	3,857	4,350	5,455	7,099	9,127	10,475	12,948	14,225	16,590	204.1%	11,135
Total	12,720	27,231	32,078	41,500	49,325	56,760	63,283	72,273	81,876	88,750	113.9%	47,250

Sector 9c: North Richland

Census Tract	2000	2010	2015	2020	2025	2030	2035	2040	2045	2050	% Change 2020-2050	Difference 2020-2050
102	5,308	5505	5,874	7,250	8,300	9,400	11,250	13,150	18,150	21,238	192.9%	13,988

Sector 10a: Irmo

Census Tract	2000	2010	2015	2020	2025	2030	2035	2040	2045	2050	% Change 2020-2050	Difference 2020-2050
103.04	6,014	7,126	7,232	7,382	7,535	7,601	7,785	7,825	7,900	8,240	11.6%	858
103.05	6,787	7,004	7,471	7,913	8,348	9,225	9,870	10,001	10,660	11,800	49.1%	3,887
103.06	4,666	7,923	10,201	13,957	16,837	18,289	21,313	23,150	24,646	26,746	91.6%	12,789
103.07	5,015	8,372	9,920	12,027	13,533	15,740	16,920	18,692	20,980	24,134	100.7%	12,107
103.08	3,213	5,857	6,118	6,643	7,047	7,745	8,162	8,572	8,750	8,925	34.4%	2,282
103.09	6,969	8,948	9,128	9,378	9,500	9,700	9,850	9,910	9,910	9,950	6.1%	572
Total	32,664	45,230	50,070	57,300	62,800	68,300	73,900	78,150	82,846	89,795	56.7%	32,495

Sector 10b: Dutch Fork

Census Tract	2000	2010	2015	2020	2025	2030	2035	2040	2045	2050	% Change 2020-2050	Difference 2020-2050
211.06	3,046	2859	2,765	2850	2900	3104	3118	3150	3175	3210	12.6%	360
211.09	3,181	3105	3,221	3575	3650	3691	3809	3877	3961	4008	12.1%	433
211.1	3,198	2859	2,964	2953	2970	3030	3014	3048	3119	3175	7.5%	222
211.11	2,653	2495	2,484	2475	2485	2496	2529	2556	2525	2502	1.1%	27
211.12	2,843	2709	2,783	2893	2900	2904	2927	2939	2952	2968	2.6%	75
211.13	2,782	3074	3,280	3297	3568	3906	4058	4281	4368	4523	37.2%	1,226
211.14	3,930	3653	3,863	4250	4838	5350	5980	6518	6781	7047	65.8%	2,797
211.15	1,814	2099	2,524	3017	3506	4017	4308	4592	4711	4807	59.3%	1,790
211.16	3,740	3306	3,435	3350	3408	3481	3472	3450	3477	3501	4.5%	151
Total	27,187	26,159	27,319	28,660	30,225	31,979	33,215	34,411	35,069	35,741	24.7%	7,081

Sector 10c: Chapin

Census Tract	2000	2010	2015	2020	2025	2030	2035	2040	2045	2050	% Change 2020-2050	Difference 2020-2050
212.03	3,064	4,968	5,551	6,219	6,768	7,113	7,852	8,490	9,793	12,014	93.2%	5,795
212.04	2,120	3,654	4,082	5,709	6,882	8,788	10,768	12,788	14,648	16,509	189.2%	10,800
212.05	1,932	2,854	3,127	3,519	3,988	4,496	5,002	5,537	5,911	6,406	82.0%	2,887
212.06	2,213	2,752	2,996	3,213	3,615	4,203	4,784	5,311	6,541	7,123	121.7%	3,910
Total	9,329	14,228	15,756	18,660	21,253	24,600	28,406	32,126	36,893	42,052	125.4%	23,392

Sector 11: Lexington											% Change 2020-2050	Difference 2020-2050
Census Tract	2000	2010	2015	2020	2025	2030	2035	2040	2045	2050		
210.09	5,057	8,536	9,565	11,796	14,236	16,334	19,307	22,618	25,907	28,846	144.5%	17,050
210.14	1,932	4,875	6,297	7,616	9,048	10,438	11,906	14,418	16,893	20,067	163.5%	12,451
210.17	6,261	7,514	8,366	10,500	12,014	13,096	13,718	14,267	15,008	16,282	55.1%	5,782
210.18	4,471	5,261	5,823	6,258	6,916	7,382	8,097	8,826	9,531	10,600	69.4%	4,342
210.19	1,229	1,369	1,519	2,361	2,550	2,718	2,775	2,850	3,128	3,504	48.4%	1,143
210.2	2,764	3,992	4,362	4,250	4,642	4,682	4,812	4,968	5,367	6,011	41.4%	1,761
210.21	1,360	1,471	1,577	1,872	1,956	2,150	2,325	2,509	2,741	3,052	63.0%	1,180
210.22	1,008	3,714	4,541	6,123	7,507	9,727	11,478	13,923	16,883	19,518	218.8%	13,395
210.23	1,264	2,566	2,859	3,257	3,719	4,233	5,039	5,657	7,261	9,813	201.3%	6,556
210.24	878	3,775	5,079	9,501	11,128	13,291	15,839	18,788	21,809	23,353	145.8%	13,852
210.25	3,153	3,439	3,773	4,169	4,783	4,816	5,413	5,963	6,471	7,112	70.6%	2,943
210.26	3,286	4,274	4,782	5,861	7,059	8,224	9,116	10,330	11,168	12,005	104.8%	6,144
210.27	2,874	3,992	4,417	5,558	5,809	6,189	6,476	7,631	7,959	8,250	48.4%	2,692
210.28	2,379	3,463	4,023	4,567	5,014	6,227	7,504	8,714	9,926	11,515	152.1%	6,948
210.29	2,508	3,314	3,645	4,229	4,804	5,216	5,896	6,512	7,115	7,709	82.3%	3,480
210.3	2,814	4,901	5,418	5,217	5,805	6,481	6,966	7,531	8,388	9,214	76.6%	3,997
210.31	3,187	3,982	4,028	4,431	4,500	4,575	4,671	4,712	4,762	4,823	8.8%	392
210.32	3,071	3,767	4,410	4,273	4,500	4,817	5,107	5,408	5,608	5,827	36.4%	1,554
210.33	3,849	4,431	5,011	5,167	5,250	5,277	5,389	5,524	5,897	6,658	28.9%	1,491
210.34	3,838	4,133	4,526	4,543	5,187	5,298	5,407	5,706	6,103	6,752	48.6%	2,209
Total	57,183	82,769	94,021	111,549	126,427	141,171	157,241	176,855	197,925	220,911	98.0%	109,362

Sector 12a: South Congaree

Census Tract	2000	2010	2015	2020	2025	2030	2035	2040	2045	2050	% Change 2020-2050	Difference 2020-2050
207.03	4,273	4,045	4,256	4,331	4,517	4,689	4,813	4,896	4,929	5,051	16.6%	720
207.05	2,816	3,621	3,755	4,269	4,750	5,211	5,952	6,809	7,288	7,932	85.8%	3,663
207.06	3,127	3,181	3,811	3,311	3,525	3,775	4,029	4,438	4,650	4,961	49.8%	1,650
207.07	3,273	3,703	3,809	3,978	4,316	4,456	5,226	5,922	6,648	7,224	81.6%	3,246
207.08	2,627	2,571	2,595	2,613	2,811	3,088	3,250	3,514	3,801	4,213	61.2%	1,600
Total	16,116	17,121	18,226	18,502	19,919	21,219	23,270	25,579	27,316	29,381	58.8%	10,879

Sector 12b: Swansea

Census Tract	2000	2010	2015	2020	2025	2030	2035	2040	2045	2050	% Change 2020-2050	Difference 2020-2050
208.01	1,362	1,514	1,567	1,829	2,029	2,156	2,416	2,591	2,771	3,011	64.6%	1,182
208.02	2,406	2,818	2,995	3,229	3,606	4,112	4,408	4,928	5,513	6,236	93.1%	3,007
208.03	2,754	3,490	3,530	4,246	4,733	5,258	5,811	6,382	6,919	7,828	84.4%	3,582
208.04	2,445	2,866	2,989	3,300	3,716	4,042	4,607	5,103	5,627	6,531	97.9%	3,231
208.05	4,747	5,498	5,844	6,021	6,150	6,288	6,600	7,112	7,610	8,259	37.2%	2,238
Total	13,714	16,186	16,925	18,625	20,234	21,856	23,842	26,116	28,440	31,865	71.1%	13,240

Sector 12c: Pelion

Census Tract	2000	2010	2015	2020	2025	2030	2035	2040	2045	2050	% Change 2020-2050	Difference 2020-2050
209.03	3,520	4,679	4,829	5,850	6,511	7,219	7,751	8,321	9,417	10,466	78.9%	4,616
209.04	2,410	3,184	3,368	3,849	4,388	4,991	5,750	6,514	7,268	8,171	112.3%	4,322
209.05	2,516	3,318	3,720	4,068	4,798	5,591	6,618	7,889	8,520	9,450	132.3%	5,382
209.06	3,545	4,008	4,106	4,934	5,516	6,749	7,994	8,786	9,871	10,768	118.2%	5,834
209.07	2,466	5,848	6,636	8,363	9,878	10,606	11,288	11,958	13,151	14,543	73.9%	6,180
209.08	2,354	3,148	3,555	4,251	4,722	5,212	5,903	6,816	8,250	9,956	134.2%	5,705
Total	16,811	24,185	26,214	31,315	35,813	40,368	45,304	50,284	56,477	63,354	102.3%	32,039

Sector 13a: Gilbert

Census Tract	2000	2010	2015	2020	2025	2030	2035	2040	2045	2050	% Change 2020-2050	Difference 2020-2050
213.03	2,692	3,272	3,572	4,846	6,250	7,198	8,411	9,609	10,884	11,992	147.5%	7,146
213.04	2,642	3,764	4,150	4,916	5,921	7,896	10,884	14,373	18,868	23,197	371.9%	18,281
213.05	2,184	2,852	2,866	3,314	3,612	3,909	4,239	4,508	6,149	8,498	156.4%	5,184
213.06	3,174	3,986	4,213	4,500	5,216	6,493	8,513	10,947	13,002	17,217	282.6%	12,717
213.07	1,538	1,927	2,106	2,317	2,496	2,711	2,950	3,153	4,013	5,750	148.2%	3,433
213.08	3,627	4,227	4,569	5,021	5,271	5,689	6,391	7,394	9,416	12,608	151.1%	7,587
Total	15,857	20,028	21,476	24,914	28,766	33,896	41,388	49,984	62,332	79,262	218.1%	54,348

Sector 13b: Batesburg-Leesville

Census Tract	2000	2010	2015	2020	2025	2030	2035	2040	2045	2050	% Change 2020-2050	Difference 2020-2050
214.02	3,990	3,949	4,155	3,998	4,059	4,150	4,225	4,353	4,463	4,551	13.8%	553
214.03	1,987	2,118	2,246	2,331	2,475	2,662	2,796	2,971	3,248	3,589	54.0%	1,258
214.04	3,061	3,109	3,280	3,250	3,356	3,488	3,650	3,779	3,973	4,373	34.6%	1,123
Total	9,038	9,176	9,681	9,579	9,890	10,300	10,671	11,103	11,684	12,513	30.6%	2934

Sector 14: Whitmire

Census Tract	2000	2010	2015	2020	2025	2030	2035	2040	2045	2050	% Change 2020-2050	Difference 2020-2050
9503	3,753	3,351	3,435	3,450	3,508	3,675	3,775	3,835	3,922	4,100	18.8%	650

Sector 15: Chappells

Census Tract	2000	2010	2015	2020	2025	2030	2035	2040	2045	2050	% Change 2020-2050	Difference 2020-2050
9507	4,211	4,028	4,100	4,180	4,230	4,300	4,384	4,500	4,600	4,700	12.4%	520

Sector 16: Newberry

Census Tract	2000	2010	2015	2020	2025	2030	2035	2040	2045	2050	% Change 2020-2050	Difference 2020-2050
9502.01	2,253	2,615	2,630	2,700	2,800	2,950	3,125	3,225	3,325	3,450	27.8%	750
9502.02	7,135	7,391	7,495	7,590	7,800	7,925	8,150	8,241	8,500	8,750	15.3%	1,160
9505.02	5,983	5,746	5,850	5,967	6,150	6,260	6,325	6,475	6,600	6,725	12.7%	758
Total	15,371	15,752	15,975	16,257	16,750	17,135	17,600	17,941	18,425	18,925	16.4%	2,668

Sector 17: Prosperity/Pomaria

Census Tract	2000	2010	2015	2020	2025	2030	2035	2040	2045	2050	% Change 2020-2050	Difference 2020-2050
9501	3,378	3,631	3,775	3,875	4,125	4,252	4,400	4,475	4,625	4,726	22.0%	851
9506.01	4,264	4,869	5,300	5,575	6,050	6,400	6,825	7,250	7,550	7,850	40.8%	2,275
9506.02	5,131	5,877	6,650	7,275	8,000	8,600	9,000	9,400	9,700	9,950	36.8%	2,675
Total	12,773	14,377	15,725	16,725	18,175	19,252	20,225	21,125	21,875	22,526	34.7%	5,801

Sector 18: Monticello

Census Tract	2000	2010	2015	2020	2025	2030	2035	2040	2045	2050	% Change 2020-2050	Difference 2020-2050
9601	2,217	2,209	2,244	2,250	2,275	2,335	2,350	2,360	2,395	2,435	8.2%	185

Sector 19:
Winnsboro

Census Tract	2000	2010	2015	2020	2025	2030	2035	2040	2045	2050	% Change 2020-2050	Difference 2020-2050
9602	4,094	4,043	4,106	4,120	4,145	4,165	4,180	4,200	4,236	4,274	3.7%	154
9604	6,635	6,273	6,180	6,220	6,320	6,355	6,380	6,415	6,495	6,550	5.3%	330
9605	5,219	5,275	5,264	5,277	5,345	5,375	5,416	5,490	5,625	5,715	8.3%	438
Total	15,948	15,591	15,550	15,617	15,810	15,895	15,976	16,105	16,356	16,539	5.9%	922

Sector 20:
Ridgeway

Census Tract	2000	2010	2015	2020	2025	2030	2035	2040	2045	2050	% Change 2020-2050	Difference 2020-2050
9603	5,289	6,156	6,520	6,630	7,000	7,091	7,250	7,400	7,750	7,950	19.9%	1,320

Appendix B

2000-2050 Population by County and Census Tract

Fairfield County

Census Tract	2000	2010	2015	2020	2025	2030	2035	2040	2045	2050	% Change 2020-2050	Difference 2020-2050
9601	2,217	2,209	2,244	2,250	2,275	2,335	2,350	2,360	2,395	2,435	8.2%	185
9602	4,094	4,043	4,106	4,120	4,145	4,165	4,180	4,200	4,236	4,274	3.7%	154
9603	5,289	6,156	6,520	6,630	7,000	7,091	7,250	7,400	7,750	7,950	19.9%	1,320
9604	6,635	6,273	6,180	6,220	6,320	6,355	6,380	6,415	6,495	6,550	5.3%	330
9605	5,219	5,275	5,264	5,277	5,345	5,375	5,416	5,490	5,625	5,715	8.3%	438
Total	23,454	23,956	24,314	24,497	25,085	25,321	25,576	25,865	26,501	26,924	9.9%	2,427

Lexington County

Tract	2000	2010	2015	2020	2025	2030	2035	2040	2045	2050	% Change 2020-2050	Difference 2020-2050
201	2,986	2,762	2,911	2,672	2,750	2,811	2,782	2,744	2,751	2,804	4.90%	132
202.01	2,082	2,350	2,937	2,945	2,950	2,950	2,975	3,013	2,988	3,012	2.3%	67
202.02	2,340	2,294	2,459	2,225	2,228	2,191	2,196	2,158	2,196	2,309	3.8%	84
203	4,196	4,202	4,183	4,654	4,807	4,972	4,971	4,889	5,038	5,114	9.9%	460
205.05	3,720	4,143	4,391	4,432	4,550	4,688	4,754	4,814	4,894	4,956	11.8%	524
205.06	3,425	3,585	4,029	4,579	5,023	6,014	6,422	6,913	7,719	8,318	81.7%	3,739
205.07	5,737	6,510	6,880	7,137	7,300	7,521	7,693	7,953	8,200	8,659	21.3%	1,522

Lexington County (Contd.)

205.08	1,985	2,151	2,097	2,158	2,225	**2,297**	2,321	2,352	2,377	2,408	11.6%	250
205.09	3,357	3,468	4,041	3,429	3,425	**3,475**	3,516	3,583	3,625	3,703	8.0%	274
205.1	4,545	4,684	4,975	4,718	4,819	**5,086**	5,214	5,138	5,141	5,227	10.8%	509
205.11	3,678	3,430	3,371	3,469	3,623	**3,850**	3,875	3,813	3,842	3,861	11.3%	392
206.01	3,628	4,094	4,391	4,296	4,375	**4,417**	4,396	4,351	4,402	4,379	1.9%	83
206.02	4,294	4,232	4,549	4,767	4,850	**4,933**	5,039	5,184	5,263	5,364	12.5%	597
206.04	3,154	2,782	3,060	3,269	3,225	**3,214**	3,179	3,188	3,175	3,229	-1.2%	-40
206.05	1,652	1,852	2,014	2,129	2,175	**2,236**	2,309	2,359	2,531	2,713	27.4%	584
207.03	4,273	4,045	4,256	4,331	4,517	**4,689**	4,813	4,896	4,929	5,051	16.6%	720
207.05	2,816	3,621	3,755	4,269	4,750	**5,211**	5,952	6,809	7,288	7,932	85.8%	3,663
207.06	3,127	3,181	3,811	3,311	3,525	**3,775**	4,029	4,438	4,650	4,961	49.8%	1,650
207.07	3,273	3,703	3,809	3,978	4,316	**4,456**	5,226	5,922	6,648	7,224	81.6%	3,246
207.08	2,627	2,571	2,595	2,613	2,811	**3,088**	3,250	3,514	3,801	4,213	61.2%	1,600
208.01	1,362	1,514	1,567	1,829	2,029	**2,156**	2,416	2,591	2,771	3,011	64.6%	1,182
208.02	2,406	2,818	2,995	3,229	3,606	**4,112**	4,408	4,928	5,513	6,236	93.1%	3,007
208.03	2,754	3,490	3,530	4,246	4,733	**5,258**	5,811	6,382	6,919	7,828	84.4%	3,582
208.04	2,445	2,866	2,989	3,300	3,716	**4,042**	4,607	5,103	5,627	6,531	97.9%	3,231
208.05	4,747	5,498	5,844	6,021	6,150	**6,288**	6,600	7,112	7,610	8,259	37.2%	2,238
209.03	3,520	4,679	4,829	5,850	6,511	**7,219**	7,751	8,321	9,417	10,466	78.9%	4,616
209.04	2,410	3,184	3,368	3,849	4,388	**4,991**	5,750	6,514	7,268	8,171	112.3%	4,322
209.05	2,516	3,318	3,720	4,068	4,798	**5,591**	6,618	7,889	8,520	9,450	132.3%	5,382
209.06	3,545	4,008	4,106	4,934	5,516	**6,749**	7,994	8,786	9,871	10,768	118.2%	5,834
209.07	2,466	5,848	6,636	8,363	9,878	**10,606**	11,288	11,958	13,151	14,543	73.9%	6,180
209.08	2,354	3,148	3,555	4,251	4,722	**5,212**	5,903	6,816	8,250	9,956	134.2%	5,705
210.09	5,057	8,536	9,565	11,796	14,236	**16,334**	19,307	22,618	25,907	28,846	144.5%	17,050

Lexington County (Contd.)

210.14	1,932	4,875	6,297	7,616	9,048	10,438	11,906	14,418	16,893	20,067	163.5%	12,451
210.17	6,261	7,514	8,366	10,500	12,014	13,096	13,718	14,267	15,008	16,282	55.1%	5,782
210.18	4,471	5,261	5,823	6,258	6,916	7,382	8,097	8,826	9,531	10,600	69.4%	4,342
210.19	1,229	1,369	1,519	2,361	2,550	2,718	2,775	2,850	3,128	3,504	48.4%	1,143
210.2	2,764	3,992	4,362	4,250	4,642	4,682	4,812	4,968	5,367	6,011	41.4%	1,761
210.21	1,360	1,471	1,577	1,872	1,956	2,150	2,325	2,509	2,741	3,052	63.0%	1,180
210.22	1,008	3,714	4,541	6,123	7,507	9,727	11,478	13,923	16,883	19,518	218.8%	13,395
210.23	1,264	2,566	2,859	3,257	3,719	4,233	5,039	5,657	7,261	9,813	201.3%	6,556
210.24	878	3,775	5,079	9,501	11,128	13,291	15,839	18,788	21,809	23,353	145.8%	13,852
210.25	3,153	3,439	3,773	4,169	4,783	4,816	5,413	5,963	6,471	7,112	70.6%	2,943
210.26	3,286	4,274	4,782	5,861	7,059	8,224	9,116	10,330	11,168	12,005	104.8%	6,144
210.27	2,874	3,992	4,417	5,558	5,809	6,189	6,476	7,631	7,959	8,250	48.4%	2,692
210.28	2,379	3,463	4,023	4,567	5,014	6,227	7,504	8,714	9,926	11,515	152.1%	6,948
210.29	2,508	3,314	3,645	4,229	4,804	5,216	5,896	6,512	7,115	7,709	82.3%	3,480
210.3	2,814	4,901	5,418	5,217	5,805	6,481	6,966	7,531	8,388	9,214	76.6%	3,997
210.31	3,187	3,982	4,028	4,431	4,500	4,575	4,671	4,712	4,762	4,823	8.8%	392
210.32	3,071	3,767	4,410	4,273	4,500	4,817	5,107	5,408	5,608	5,827	36.4%	1,554
210.33	3,849	4,431	5,011	5,167	5,250	5,277	5,389	5,524	5,897	6,658	28.9%	1,491
210.34	3,838	4,133	4,526	4,543	5,187	5,298	5,407	5,706	6,103	6,752	48.6%	2,209
211.06	3,046	2859	2,765	2850	2900	3104	3118	3150	3175	3210	12.6%	360
211.09	3,181	3105	3,221	3575	3650	3691	3809	3877	3961	4008	12.1%	433
211.1	3,198	2859	2,964	2953	2970	3030	3014	3048	3119	3175	7.5%	222
211.11	2,653	2495	2,484	2475	2485	2496	2529	2556	2525	2502	1.1%	27
211.12	2,843	2709	2,783	2893	2900	2904	2927	2939	2952	2968	2.6%	75
211.13	2,782	3074	3,280	3297	3568	3906	4058	4281	4368	4523	37.2%	1,226
211.14	3,930	3653	3,863	4250	4838	5350	5980	6518	6781	7047	65.8%	2,797

Lexington County (Contd.)

211.15	1,814	2099	2,524	3017	3506	4017	4308	4592	4711	4807	59.3%	1,790
211.16	3,740	3306	3,435	3350	3408	3481	3472	3450	3477	3501	4.5%	151
212.03	3,064	4,968	5,551	6,219	6,768	7,113	7,852	8,490	9,793	12,014	93.2%	5,795
212.04	2,120	3,654	4,082	5,709	6,882	8,788	10,768	12,788	14,648	16,509	189.2%	10,800
212.05	1,932	2,854	3,127	3,519	3,988	4,496	5,002	5,537	5,911	6,406	82.0%	2,887
212.06	2,213	2,752	2,996	3,213	3,615	4,203	4,784	5,311	6,541	7,123	121.7%	3,910
213.03	2,692	3,272	3,572	4,846	6,250	7,198	8,411	9,609	10,884	11,992	147.5%	7,146
213.04	2,642	3,764	4,150	4,916	5,921	7,896	10,884	14,373	18,868	23,197	371.9%	18,281
213.05	2,184	2,852	2,866	3,314	3,612	3,909	4,239	4,508	6,149	8,498	156.4%	5,184
213.06	3,174	3,986	4,213	4,500	5,216	6,493	8,513	10,947	13,002	17,217	282.6%	12,717
213.07	1,538	1,927	2,106	2,317	2,496	2,711	2,950	3,153	4,013	5,750	148.2%	3,433
213.08	3,627	4,227	4,569	5,021	5,271	5,689	6,391	7,394	9,416	12,608	151.1%	7,587
214.02	3,990	3,949	4,155	3,998	4,059	4,150	4,225	4,353	4,463	4,551	13.8%	553
214.03	1,987	2,118	2,246	2,331	2,475	2,662	2,796	2,971	3,248	3,589	54.0%	1,258
214.04	3,061	3,109	3,280	3,250	3,356	3,488	3,650	3,779	3,973	4,373	34.6%	1,123
9801	0	0	0	0	0	0	0	0	0	0	0.0%	0
Total	216,014	262,391	285,906	318,683	350,852	386,044	424,979	468,910	520,278	581,135	82.4%	262,452

Newberry County

Tract	2000	2010	2015	2020	2025	2030	2035	2040	2045	2050	% Change 2020-2050	Difference 2020-2050
9501	3,378	3,631	3,775	3,875	4,125	4,252	4,400	4,475	4,625	4,726	22.0%	851
9502.01	2,253	2,615	2,630	2,700	2,800	2,950	3,125	3,225	3,325	3,450	27.8%	750
9502.02	7,135	7,391	7,495	7,590	7,800	7,925	8,150	8,241	8,500	8,750	15.3%	1,160
9503	3,753	3,351	3,435	3,450	3,508	3,675	3,775	3,835	3,922	4,100	18.8%	650
9505.02	5,983	5,746	5,850	5,967	6,150	6,260	6,325	6,475	6,600	6,725	12.7%	758
9506.01	4,264	4,869	5,300	5,575	6,050	6,400	6,825	7,250	7,550	7,850	40.8%	2,275
9506.02	5,131	5,877	6,650	7,275	8,000	8,600	9,000	9,400	9,700	9,950	36.8%	2,675
9507	4,211	4,028	4,100	4,180	4,230	4,300	4,384	4,500	4,600	4,700	12.4%	520
Total	36,108	37,508	39,235	40,612	42,663	44,362	45,984	47,401	48,822	50,251	23.7%	9,639

Richland County

Tract	2000	2010	2015	2020	2025	2030	2035	2040	2045	2050	% Change 2020-2050	Difference 2020-2050
1	2,919	2,467	2,457	2,600	2,850	2,975	3,215	3,450	3,675	3,929	51.1%	1,329
2	1,686	1,494	1,596	1,673	1,825	1,976	2,200	2,450	2,619	3,084	84.3%	1,411
3	3,122	2,876	2,928	3,057	3,417	3,547	3,900	4,085	4,250	4,750	55.4%	1,693
4	2,036	1,876	1,969	2,099	2,252	2,467	2,640	2,700	2,805	3,050	45.3%	951
5	2,662	2,194	2,332	2,550	2,767	2,900	3,075	3,200	3,450	3,900	52.9%	1,350
6	2,092	2,332	2,556	2,734	2,988	3,125	3,350	3,450	3,628	3,983	45.7%	1,249
7	2,291	1,736	1,834	1,956	2,571	3,250	3,700	3,850	4,118	4,682	139.4%	2,726

Richland County (Contd.)

9	2,513	2,372	2,441	2,530	2,650	2,802	3,100	3,200	3,320	3,678	45.4%	1,148
10	4,645	3,535	3,692	3,701	3,965	4,217	4,526	4,650	4,896	5,080	37.3%	1,379
11	4,658	4,043	4,142	4,389	4,422	4,619	4,675	4,733	4,964	5,324	21.3%	935
12	1,704	1,820	1,939	2,180	2,475	3,000	3,800	4,374	4,580	4,843	122.2%	2,663
13	2,974	2,610	2,620	2,700	2,850	3,282	3,320	3,706	3,998	4,200	55.6%	1,500
16	703	1,236	1,294	2,149	2,879	3,565	5,300	5,950	7,086	7,855	265.5%	5,706
21	2,574	2,683	2,823	3,035	3,307	3,500	3,625	3,934	4,135	4,430	46.0%	1,395
22	1,407	1,278	1,291	1,401	1,590	1,850	2,100	2,484	2,798	2,996	113.8%	1,595
23	2,261	2,187	2,293	2,466	2,583	2,899	3,130	3,389	3,650	3,876	57.2%	1,410
24	3,971	3,905	4,413	4,675	4,810	5,279	5,450	5,894	6,087	6,378	36.4%	1,703
25	3,578	3,694	3,902	4,165	4,344	4,521	4,675	4,934	5,123	5,689	36.6%	1,524
26.02	3,150	2,957	3,243	3,450	3,500	3,775	3,796	3,840	3,920	4,000	15.9%	550
26.03	4,144	4,058	4,226	4,365	4,400	4,450	4,475	4,535	4,650	4,750	8.8%	385
26.04	1,720	1,697	2,034	2,088	2,112	2,150	2,175	2,211	2,286	2,375	13.7%	287
27	3,440	2,982	3,157	3,650	3,854	4,601	5,023	5,995	6,250	6,975	91.1%	3,325
28	4,149	6,455	6,914	7,935	8,735	10,013	10,901	11,848	12,687	14,532	83.1%	6,597
29	3,113	3,232	3,160	4,665	5,865	7,220	8,250	9,300	11,598	13,485	189.1%	8,820
30	3,377	2,852	2,919	3,246	3,517	3,975	4,298	4,549	4,862	5,489	69.1%	2,243
31	1,102	1,213	1,280	2,855	3,150	3,456	4,028	5,208	6,513	7,214	152.7%	4,359
101.02	3,367	6,219	7,352	10,689	14,478	18,838	23,063	28,445	35,901	39,725	271.6%	29,036
101.03	6,615	17,155	20,376	25,356	27,748	28,795	29,745	30,880	31,750	32,435	27.9%	7,079
101.04	2,738	3,857	4,350	5,455	7,099	9,127	10,475	12,948	14,225	16,590	204.1%	11,135
102	5,308	5505	5,874	7,250	8,300	9,400	11,250	13,150	18,150	21,238	192.9%	13,988
103.04	6,014	7,126	7,232	7,382	7,535	7,601	7,785	7,825	7,900	8,240	11.6%	858
103.05	6,787	7,004	7,471	7,913	8,348	9,225	9,870	10,001	10,660	11,800	49.1%	3,887
103.06	4,666	7,923	10,201	13,957	16,837	18,289	21,313	23,150	24,646	26,746	91.6%	12,789

Richland County (Contd.)

103.07	5,015	8,372	9,920	12,027	13,533	15,740	16,920	18,692	20,980	24,134	100.7%	12,107
103.08	3,213	5,857	6,118	6,643	7,047	7,745	8,162	8,572	8,750	8,925	34.4%	2,282
103.09	6,969	8,948	9,128	9,378	9,500	9,700	9,850	9,910	9,910	9,950	6.1%	572
104.03	3,826	3,875	4,115	4,200	4,270	4,330	4,400	4,525	4,625	4,650	10.7%	450
104.07	4,414	4,284	4,611	4,760	4,850	5,030	5,125	5,200	5,350	5,500	15.5%	740
104.08	4,733	6,166	5,786	5,800	5,800	5,800	5,800	5,700	5,700	5,500	-5.2%	-300
104.09	1,808	1,604	1,807	1,880	1,915	1,950	1,990	2,000	2,063	2,100	11.7%	220
104.1	3,433	3,781	4,228	4,350	4,415	4,520	4,625	4,700	5,000	5,100	17.2%	750
104.11	3,310	3,174	2,954	3,140	3,170	3,210	3,300	3,340	3,500	3,500	11.5%	360
104.12	3,357	3,159	2,950	3,125	3,300	3,390	3,495	3,718	3,895	4,045	29.4%	920
104.13	1,787	1,989	2,194	2,245	2,380	2,480	2,600	2,850	3,200	3,400	51.4%	1,155
105.01	2,330	1,989	2,042	2,253	2,347	2,475	2,615	2,900	3,327	3,575	58.7%	1,322
105.02	926	643	685	1,090	1,300	1,425	1,550	1,660	1,800	2,095	92.2%	1,005
106	5,541	4,862	4,960	5,060	5,290	5,475	5,612	5,875	6,014	6,399	26.5%	1,339
107.01	3,100	3,018	2,913	3,048	3,357	3,552	3,712	4,412	5,087	5,795	90.1%	2,747
107.02	3,786	3,656	3,778	3,899	4,121	4,485	4,885	5,788	7,186	7,405	89.9%	3,506
107.03	3,748	3,450	3,548	3,600	3,850	4,053	4,199	4,450	4,800	5,100	41.7%	1,500
108.03	2,454	2,127	2,157	2,402	2,552	2,682	3,387	3,972	4,300	4,531	88.6%	2,129
108.04	2,598	2,405	2,481	2,588	2,613	2,691	2,715	2,975	3,085	3,295	27.3%	707
108.05	1,642	2,445	2,458	2,647	2,699	2,802	3,045	3,295	3,475	3,775	42.6%	1,128
108.06	1,520	555	521	867	888	925	975	1,100	1,300	1,500	73.0%	633
109	2,886	2,884	3,100	3,350	3,475	3,680	3,825	3,880	4,125	4,465	33.3%	1,115
110	1,688	1,551	1,587	1,651	1,783	1,956	2,076	2,185	2,277	2,681	62.4%	1,030
111.01	3,611	3,521	3,588	3,586	3,617	3,883	3,975	4,293	4,244	4,483	25.0%	897
111.02	3,557	3,386	3,747	3,867	4,219	4,500	4,835	5,207	5,359	5,609	45.0%	1,742
112.01	1,949	1,895	2,223	2,321	2,429	2,780	2,895	3,160	3,394	3,688	58.9%	1,367

Richland County (Contd.)

112.02	3,544	3,534	3,709	3,984	4,164	4,234	4,683	4,766	4,892	5,246	31.7%	1,262
113.01	6,463	5,881	6,124	6,256	6,481	6,666	6,675	6,740	6,977	7,265	16.1%	1,009
113.03	4,480	4,919	5,348	5,525	5,971	6,135	6,430	6,487	6,656	6,920	25.2%	1,395
113.04	4,840	5,211	5,528	5,654	6,068	6,287	6,495	6,542	6,784	7,057	24.8%	1,403
113.05	5,272	5,154	5,382	5,400	5,673	5,870	5,967	6,138	6,337	6,489	20.2%	1,089
114.04	6,585	8,292	9,098	9,900	10,345	11,709	13,325	14,100	14,650	15,895	60.6%	5,995
114.07	943	3,162	4,176	5,290	5,975	6,650	7,100	7,500	7,600	7,850	48.4%	2,560
114.11	3,488	3,501	3,835	4,335	4,650	4,875	5,279	5,415	5,450	5,500	26.9%	1,165
114.12	3,990	5,089	5,502	6,052	6,500	6,700	7,000	7,434	7,500	7,700	27.2%	1,648
114.13	5,159	8,358	9,060	9,285	9,842	10,100	10,500	10,900	11,000	11,500	23.9%	2,215
114.14	5,046	5,767	6,066	6,366	6,833	7,220	7,730	8,000	8,150	8,600	35.1%	2,234
114.15	5,798	10,592	11,574	13,995	14,630	15,337	16,550	17,400	17,862	18,200	30.0%	4,205
114.16	926	11,475	12,927	15,077	16,000	16,400	16,600	17,000	17,300	17,350	15.1%	2,273
114.17	4,417	8,302	8,767	9,032	9,400	9,650	9,900	10,200	10,400	11,000	21.8%	1,968
114.18	2,978	3,433	3,624	3,789	4,228	4,475	4,800	5,300	5,300	5,500	45.2%	1,711
114.19	4,642	4,905	5,179	5,379	5,725	5,896	6,177	6,450	6,538	6,800	26.4%	1,421
115.01	6,291	10945	10,268	10312	11,050	11710	12,540	12,650	12850	12,950	25.6%	2,638
115.02	5,002	2133	2,499	2938	2975	3040	3200	3500	3800	4150	41.3%	1,212
116.03	4,066	5,380	5,297	5,747	6,045	6,350	6,425	6,544	6,716	7,047	22.6%	1,300
116.04	5,588	5,946	6,160	6,416	6,624	6,850	6,924	7,160	7,340	7,638	19.0%	1,222
116.06	3,859	4,461	4,843	5,368	5,779	6,115	6,304	6,886	7,203	7,826	45.8%	2,458
116.07	1,986	3,800	3,937	4,857	5,465	5,940	6,247	6,741	7,181	7,839	61.4%	2,982
116.08	5,573	6,959	7,390	7,989	8,275	8,495	8,632	8,969	9,302	9,888	23.8%	1,899
117.01	1,161	5,137	5,418	5,745	6,186	6,417	6,539	6,824	7,065	7,660	33.3%	1,915
117.02	4,028	3,550	3,400	3,493	3,514	3,683	3,711	3,961	4,112	4,465	27.8%	972
118	6,821	6424	6,429	7,000	7,250	7,750	8,750	9,995	11,350	13,150	87.9%	6,150

Richland County (Contd.)

119.01	6,562	7,590	8,096	8,825	10,780	11,345	12,225	13,426	14,432	15,560	76.3%	6,735
119.02	4,877	4,980	4,961	5,675	6,220	7,405	7,900	8,799	10,218	10,752	89.5%	5,077
120	5,598	5,433	5,570	6,000	6,500	7,200	8,200	9,000	9,600	10,100	68.3%	4,100
9801	7	22	22	250	250	250	250	350	350	400	60.0%	150
Total	320,677	384,504	410,099	456,027	494,141	532,702	571,854	613,854	658,841	706,818	55.0%	250,791