5.4.2 What are the existing characteristics of the islands and neighborhoods located in the refined study area?

This section looks at the portion of the refined study area within the James Island, Johns Island and West Ashley communities. Baseline conditions of these areas were established using block group data from the 2000 U.S. Census to analyze the effects the Reasonable Alternatives would have on these communities.

Each portion of the refined study area can be further broken down into neighborhoods, as known by their subdivision name, or concentrated areas of residences, in order to assess the impacts or benefits the project may have to each neighborhood or area.

An overview of the refined study area portion of each community is provided and then an assessment of the impacts or benefits to each neighborhood or residential concentration is provided.

What are the characteristics of the refined study area on James Island?

Population and Housing

Block groups within the refined study area on James Island include 450190019011, 45019009012, 450190019013, 450190019022, 450190019023, 450190020023 and 450190020033. Block groups are abbreviated to the last five digits henceforth. See Figure 5-16 for a map of James Island block groups.

The demographic characteristics of these block groups, based on the 2000 U.S. Census data, are shown in Table 5.18. Census data showed a population of 12,286 for the year 2000 within the refined study area of James Island and projections for the year 2035 indicate a population increase to 19,677. Within the refined study area, block group 20033 has the highest number of residents at 2,560, while block group 19012 has the lowest population at 785. As expected for an intensely developed area, most of the block groups stayed the same in population between 1990 and 2000. The exceptions being block groups 20033 and 19023, which grew by 53.5 percent and 38.5 percent respectively due to construction of multi-unit housing, and block group 19022 which decreased by 9 percent.
Legend
- Freeway/Expressway
- Primary Highway
- State/County Road
- U.S. Census Block Groups
- Refined Study Area

FIGURE 5-16
JAMES ISLAND BLOCK GROUPS
Table 5.18
Demographic Characteristics of James Island in the Refined Study Area

<table>
<thead>
<tr>
<th>Block Group</th>
<th>Population</th>
<th>% Minority</th>
<th>% over 65</th>
<th>% Households w/ children under 18</th>
</tr>
</thead>
<tbody>
<tr>
<td>19011</td>
<td>1,557</td>
<td>20%</td>
<td>17%</td>
<td>22%</td>
</tr>
<tr>
<td>19012</td>
<td>785</td>
<td>2%</td>
<td>16%</td>
<td>22%</td>
</tr>
<tr>
<td>19013</td>
<td>1,425</td>
<td>19%</td>
<td>17%</td>
<td>25%</td>
</tr>
<tr>
<td>19022</td>
<td>2,053</td>
<td>20%</td>
<td>15%</td>
<td>26%</td>
</tr>
<tr>
<td>19023</td>
<td>1,492</td>
<td>31%</td>
<td>13%</td>
<td>20%</td>
</tr>
<tr>
<td>20023</td>
<td>2,414</td>
<td>18%</td>
<td>12%</td>
<td>29%</td>
</tr>
<tr>
<td>20033</td>
<td>2,560</td>
<td>48%</td>
<td>29%</td>
<td>25%</td>
</tr>
</tbody>
</table>

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

The percentage of the population that is minority for the block groups ranges between 18 and 31 percent, with the exceptions of block group 19012, which had the lowest percentage (2 percent) of minority population, and block group 20033, the highest at 48 percent (see Table 5.18). The percentage of the population over age 65 in the communities are similar, ranging from 12 to 17 percent, with the exception of block group 20033 having 29 percent. The percentage of households with children under age 18 is also similar with a range of between 20 and 29 percent.

The majority of the houses on James Island are single-family detached structures, with multi-unit complexes also making up a significant portion of the housing (ranging from 30 percent to 41 percent). The exception is block group 19023, with 76 percent of its housing being multi-unit. This block group encompasses the James Island Connector area. Mobile homes are not very common on James Island except in block group 20033, where they comprise 14.5 percent of the housing type.

The median value of owner-occupied homes varies considerably between block groups (Table 5.19). The median value of owner-occupied homes in block group 20033 is $93,700, while the median value of owner-occupied homes in 19023 are $251,600. Housing construction on James Island began in earnest after World War II and continued at a steady pace until the 1990s. A majority of housing in some block groups was constructed from the 1940s through the 1960s (block groups 19011, 19012 and 19013) while other block groups experienced their growth in the 1970s and 1980s (block groups 19022, 20023 and 20033).
Table 5.19
Housing Characteristics for James Island in the Refined Study Area

<table>
<thead>
<tr>
<th>Block Group</th>
<th>Median value of owner occupied homes</th>
<th>Owner-occupied</th>
<th>Renter-occupied</th>
<th>Vacant</th>
<th>Lived in residence over ten years</th>
<th>Household w/ no vehicle</th>
</tr>
</thead>
<tbody>
<tr>
<td>19011</td>
<td>$126,300</td>
<td>58%</td>
<td>42%</td>
<td>5%</td>
<td>31%</td>
<td>10%</td>
</tr>
<tr>
<td>19012</td>
<td>$118,800</td>
<td>67%</td>
<td>33%</td>
<td>4%</td>
<td>50%</td>
<td>4%</td>
</tr>
<tr>
<td>19013</td>
<td>$115,000</td>
<td>74%</td>
<td>26%</td>
<td>6%</td>
<td>46%</td>
<td>6%</td>
</tr>
<tr>
<td>19022</td>
<td>$117,500</td>
<td>52%</td>
<td>48%</td>
<td>4%</td>
<td>31%</td>
<td>5%</td>
</tr>
<tr>
<td>19023</td>
<td>$251,600</td>
<td>20%</td>
<td>80%</td>
<td>9%</td>
<td>17%</td>
<td>13%</td>
</tr>
<tr>
<td>20023</td>
<td>$106,500</td>
<td>58%</td>
<td>42%</td>
<td>4%</td>
<td>35%</td>
<td>7%</td>
</tr>
<tr>
<td>20033</td>
<td>$93,700</td>
<td>70%</td>
<td>30%</td>
<td>6%</td>
<td>43%</td>
<td>11%</td>
</tr>
</tbody>
</table>

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

Block groups 19013 and 20033 have high rates of owner-occupancy (Table 5.19) while block group 19023 has a high number of renter-occupied units which can be attributed to the high number of condominium and townhome complexes located in that area. Vacancy rates are generally the same for all of the block groups. The percent of residents that have lived in their homes over ten years ranges from 50 percent in block group 19012 to 17 percent in 19023, which has a high number of multi-unit housing. For other block groups, the percentage varies between 31 and 46 percent. The percentage of households with no vehicle varies from 4 percent to 13 percent.

Community Services and Facilities
Community services and facilities located on James Island are exhibited in Figure 5-17A, 5-17B and 5-17C on pages 5-65 through 5-67. The figures identify the spatial relationship between the community facilities and the Reasonable Alternatives.

Library services are provided by the Charleston County Library System with a local branch located on Camp Road in the refined study area. Healthcare services are provided by several clinics run by Roper St. Francis Healthcare and several hospitals located in downtown Charleston and in West Ashley. Emergency services are provided by the James Island Public Safety District (PSD) and Charleston County EMS. There are two fire stations on James Island, one operated by the James Island PSD and one operated by the City.

Public schools located on James Island are part of Charleston County's District Three. They include Septima Clark Corporate Academy, James Island Charter High School, Fort Johnson Middle School, James Island Middle School, Stiles Point Elementary School, Harbor View Elementary School, James Island Elementary School and Murray-La-Saine Elementary School, which is in the refined study area.

There are three private schools on James Island, including the James Island Christian School (K-12), the Nativity School (K-8) and the First Baptist Church School to be constructed on Riverland Drive at George Griffith Boulevard. Higher education opportunities are not available directly within the refined study area.

Recreational facilities for James Island are the James Island County Park and several city and neighborhood parks including, but not limited to, the Bayview Soccer Complex, Ferguson Village, Harborview Park/Fort Johnson, Maybank...
Legend

- Refined Study Area
- Freeway/Expressway
- Primary Highway
- State/County Road
- Alternative D
- Alternative E

Fire Stations
Health Facilities
Hospital
Public Library
Public Schools
Post Office
Private Schools

0 0.2 0.4 Miles

FIGURE 5-17B
COMMUNITY FACILITIES
Additional recreational facilities are the Charleston Municipal Golf Course, James Island Recreation Center and the Lowcountry Senior Center. Public boat landings for James Island are located on the Wappoo Creek at Folly Road, Plymouth Landing at Riverland Terrace on Wappoo Creek and at Battery Island on the Stono River.

**Access and Mobility**

James Island is bounded by the Stono River to the west, Wappoo Creek to the north, Charleston Harbor to the east and the Atlantic Ocean and barrier islands to the south. Residents and visitors to James Island rely on three routes for travel on/off the island: Maybank Highway (SC Route 700), which travels west across the Stono River to Johns Island; Folly Road (SC Route 171) which travels north across Wappoo Creek to West Ashley and travels south to Folly Beach; and the James Island Connector (SC Route 30) which travels east across the Charleston Harbor to downtown Charleston.

Maybank Highway is a major thoroughfare for the northern portion of James Island and travels east-west from its entrance onto the island from Johns Island across the Stono River Bridge (Paul Gelegotis Bridge) to its connection with Folly Road. Folly Road travels north-south between its entrance onto the island across the Wappoo Creek down to Folly Beach. Riverland Drive is another north-south route on the western side of the island between Maybank Highway to where it curves east to meet Folly Road. The James Island Connector comes from the northeast onto James Island from downtown Charleston onto Folly Road. Other significant routes include Camp Road, Central Park Road, and Fort Johnson Road, all east-west routes.

CARTA provides an express transit service from James Island to downtown (North/South Express 1) and one regular route within James Island, connecting to downtown (Route 31).

**Employment and Income**

Employment and income characteristics for block groups in the refined study area are summarized in Table 5.20. According to the 2000 U.S. Census data for employment by industry, the majority of the workforce for the block groups on James Island is employed in the educational/health/social services fields. Median household income for the block groups on James Island within the refined study area ranges from $29,468 (19023) to $47,875 (19012). The percent below poverty level varies from 6 percent for 19013 to 31 percent for 19023. Three-fourths or more of the workforce drives alone to work and less than 2 percent take public transportation.