

II. POPULATION ELEMENT

POPULATION TRENDS

The population of Clover has shown significant growth in recent years. After declining slightly between 1980 and 1990, the population grew by 17.3 percent between 1990 and 2000 to a total of 4,014. **The 2010 Census shows the population as 5,094, a growth of 26.9 percent since 2000.** York County as a whole grew by 37.3 percent during the decade of the 2000s, and all of the municipalities in the county had positive growth rates. The accelerated rate of growth for Clover reflects the town's desirable location and close proximity to the urban communities of Gastonia, Rock Hill, and Charlotte. Table 1 provides a summary of the population trends of recent years in Clover and the surrounding areas.

The areas immediately surrounding Clover are closely related to the future growth of the Town. Figure 2 shows the location of the Town of Clover and the remainder of York County. Census Tract 618 completely surrounds the Town and includes the areas most likely to become part of the town in future annexation efforts. Census Tract 617.03 includes a much larger area between Clover and the Lake Wylie area. Tract 617.01 includes rural areas to the west and the Kings Mountain National Military Park and State Park. Tract 615.01 is a large tract which includes the area between Clover and York. Table 1 gives the population trends for the town and these surrounding tracts, as well as for York County as a whole. With the exception of Tract 618, the Census Tracts surrounding the Clover area are growing at a very strong rate, reflecting the rapid development of subdivisions and other housing in the northern sections of York County. The 2010 Census is expected to show Tract 618 with a much higher growth rate.

Population Trends				
	<u>1990</u>	<u>2000</u>	<u>2010</u>	<u>% Change 2000 to 2010</u>
Town of Clover	3,422	4,015	5,094	26.9
Census Tract 618	5,579	6,034	Not Available	
Census Tract 617.03	5,577	7,903		
Census Tract 617.01	2,941	3,827		
York County	131,492	164,614	226,073	37.3

Source: U.S. Bureau of the Census, 1990, 2000 and 2010.



Town of Clover

Census Tract Boundaries

Figure 2

- Highway
- Secondary Road
- Railroad
- Census Tract Boundary
- Town of Clover
- Water Bodies

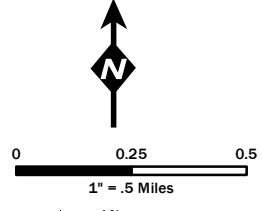
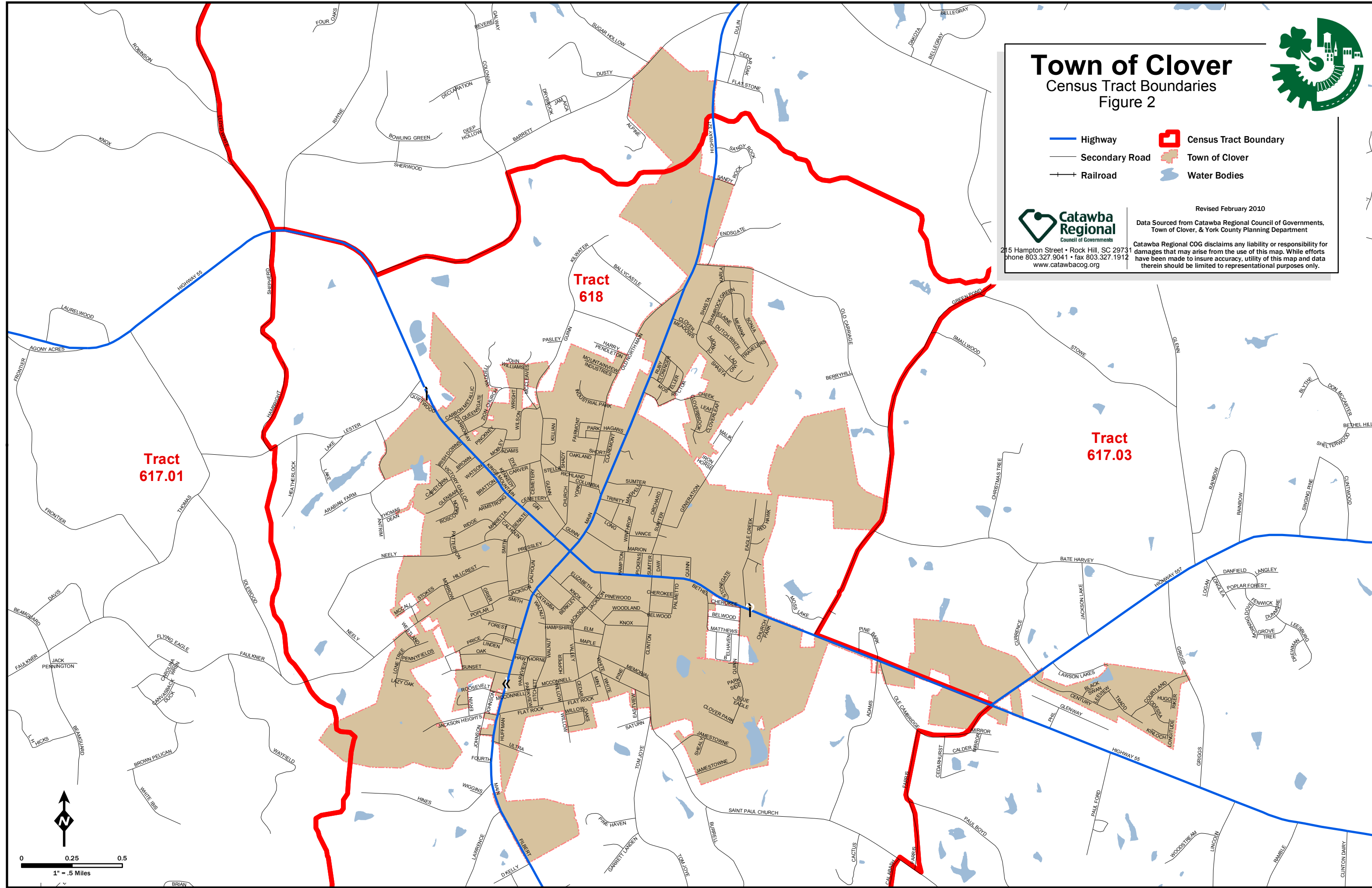
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Data Sourced from Catawba Regional Council of Governments,
Town of Clover, & York County Planning Department

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There are several characteristics of the population which are of importance for planning purposes. **The median age in Clover, as reported in the 2010 Census, is 33.8 years.** This compares to a median age of 34.2 in 2000 and 35.0 in 1990. The median age in Clover in 2010 is slightly lower than the median age at the national, state, and county levels. The number of persons within the Town of Clover within each age grouping is shown in Table 2, which includes data from the 2000 and 2010 Census. When compared with 2000 Census data, the percentage of the population in the younger age groupings has increased, reflecting the reduction in the median age. The so-called "baby boom" generation, ages 45-64, also showed growth.

<u>Age Group</u>	2000		2010	
	Number	Percent	Number	Percent
0-5	296	7.4	410	8
5-9	347	8.6	402	7.9
10-14	320	8	440	8.6
15-19	301	7.5	380	7.5
20-24	204	5.1	287	5.6
25-34	601	15	717	14.1
35-44	592	14.7	763	15
45-54	517	12.9	664	13
55-59	180	4.5	287	5.6
60-64	141	3.5	229	4.5
65-74	299	7.4	270	2.1
75 and over	226	5.3	245	4.8
Median age		34.2		33.8

Source: U.S. Bureau of the Census, 2000 and 2010.

The racial breakdown of the town's population is also an important characteristic. Table 3 provides an analysis of the town's racial makeup. **The town's population in 2010 breaks down into four racial groups: white (76.5 percent), black (19.2 percent), American Indian (0.5 percent), and Asian (0.6 percent).** A total of 68 persons, or 1.3 percent of the population, reported that they were of another race than those listed on the census form. Respondents could list their heritage as two or more races and in 2010, 95 people, or 1.9 percent, chose that race description. The percentage of the population which is black is now slightly higher than the 19 percent recorded for the county as a whole. The 2010 Census also reported that 223 persons in Clover were of Hispanic origin which includes Mexican, Puerto Rican, Cuban and Other nationalities.

	2000		2010	
	Number	Percent	Number	Percent
White	3,049	76	3897	76.5
Black	844	21	980	19.2
American Indian	11	0.3	23	0.5
Asian and Other Race	73	1.8	99	1.9
Two or More Races	37	0.9	95	1.9
Totals	4,014		5,094	
Hispanic or Latino	78	2		

Source: U.S. Bureau of the Census, 2000 and 2010.

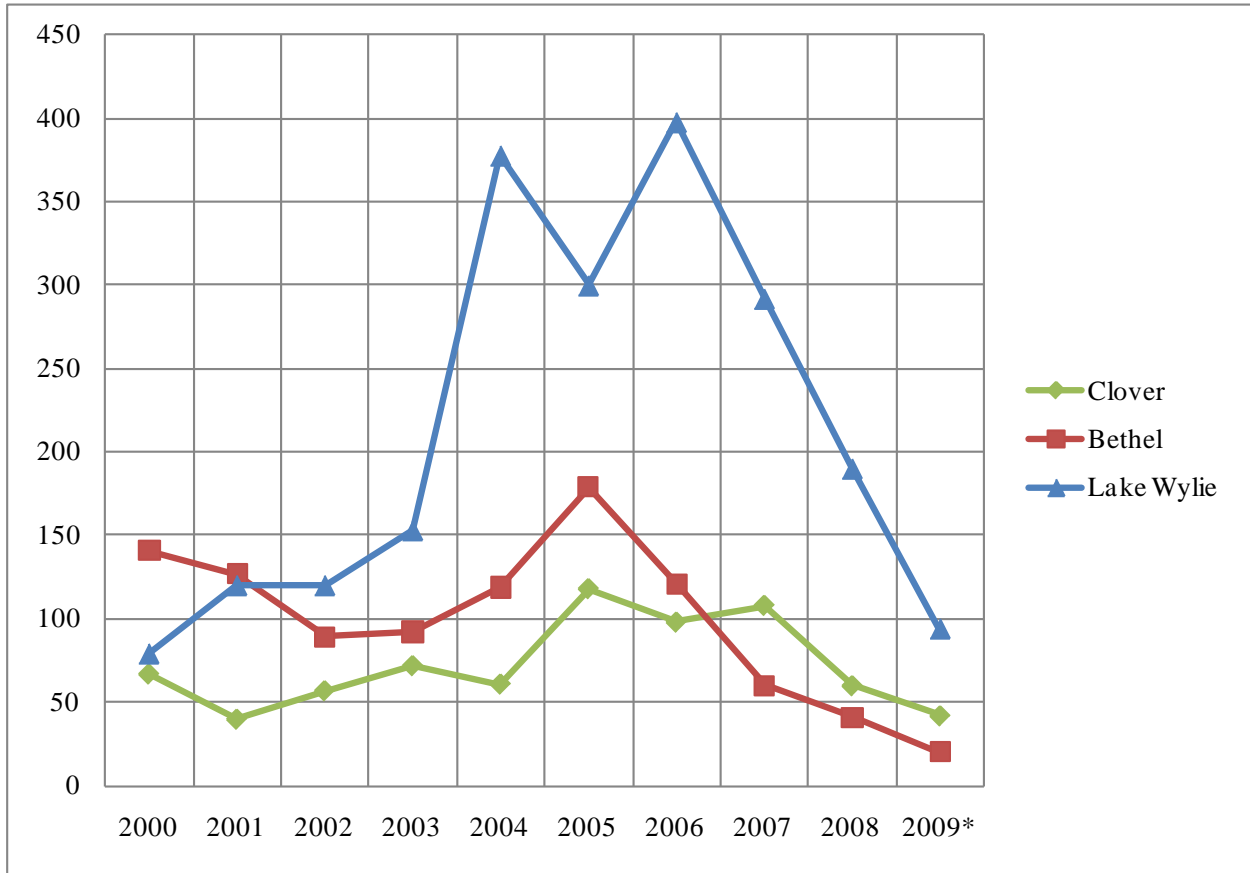
POPULATION PROJECTIONS

There are no reliable population projections available from federal or state sources on the city and town level. Catawba Regional Council of Governments has a building permit tracking system which provides the number of residential permits issued within the Town of Clover from the 2000 Census through the third quarter of 2009. Due to current national economic crises, most notably the sub-prime mortgage debacle and subsequent collapse of the construction industry, residential building permits have dropped markedly in the last few years as noted in Figure 3. The resulting population projections reflect this decline through the use of a hybrid model was developed based on the actual residential permits issued and estimated rates of growth determined by the State Office of Research & statistics. These types of projections necessarily involve a great deal of conjecture, because the future extent of the town limits cannot be predicted and future growth trends could change dramatically from recent trends. However, in order to plan for the future, some projections of population need to be made.

Table 4 provides a summary of population projections. The data show an increase in the Town's population to an estimated 7,807 in the year 2030. These projections assume that the vacant lands within the town limits are developed and that housing densities will increase somewhat within the town. The projections also assume that the town will gradually extend the town limits to include new land which can be developed for single family and multi-family housing.

Table 4				
Population Projections				
	<u>Town of Clover</u>		<u>York County</u>	
	4,014	<u>Growth Rate</u>	164,614	<u>Growth Rate</u>
2000	4,014	<u>Growth Rate</u>	164,614	<u>Growth Rate</u>
2010	5,094	26.9%	226,073	37.3%
2020	6,855	15.5%	252,860	15.5%
2030	7,807	13.9%	287,970	13.9%
Sources:				
U.S. Bureau of the Census, 2000 and 2010				
York County Projections - Office of Research and Statistics, S.C. Budget & Control				
Town of Clover Projections - Catawba Regional Council of Governments				

**Figure 3
Building Permits 2000-2009**



HOUSEHOLDS

The 2010 Census reported that there were 1,918 households within the Town of Clover. Of the total, 1,313 or 68.5 percent were family households, and 605 or 31.5 percent were non-family households. A non-family household may consist of an individual living alone or two or more unrelated individuals who live in the same housing unit. The percentages of households listed as family and non-family are unchanged from the 1990 Census. Just under half of all households in Clover included a married couple (43.3 percent). There were 373 households which had a single female parent with children, or 19.4 percent of the total households.

There were 2.65 persons per household in Clover according to the 2010 Census. This compares to 2.64 persons per household in 2000 which proves the trending toward larger households.

EDUCATIONAL LEVELS

Educational levels in Clover trail the averages for other parts of York County. The 2000 Census provides data on educational attainment for persons 25 years and older. [2010 Census data was not available.] In Clover, there were 2,632 persons in the age group of 25 years or older in 2000. Of this total, 63 percent were high school graduates or had higher levels of education. Only 10.7 percent of the persons 25 and over in Clover had college degrees or a higher degree. As shown in Table 5, **the educational levels in Clover are lower than the county as a whole and lower than all other municipalities in York County.**

	Percent High School Graduate or Higher	Percent College Graduate
Town of Clover	63.0	10.7
York County	77.2	20.9
South Carolina	76.3	20.4
Town of Fort Mill	79.6	28.3
City of Rock Hill	75.2	24.3
City of Tega Cay	98.0	51.6
City of York	64.8	14.4

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

INCOME CHARACTERISTICS

The 2000 Census provides the most complete recent income measurements. Table 6 provides a summary of three income measurements. The 2000 Census data provide income figures for the year of 1999. The per capita income in Clover was measured at \$16,774, which is below county and state figures. **The median household income of \$37,335 and the median family income of \$43,276** are also lower than the county averages. Clover has gained in income levels in relation to the state in recent years. The median household income for Clover is now slightly higher than the state median, and the median family income trails the state median only slightly. **The Census also reported that 15.8 percent of the residents of Clover were below the poverty level in 2000.** This is an increase over the 1990 rate of 14.9 percent. The poverty rate is much higher than the rate for York County, which was 10.0 percent in 2000, and is higher than the rate for South Carolina, which was 14.1 percent.

	Per Capita	Median Household	Median Family
Town of Clover	\$ 16,774	\$ 37,335	\$ 43,276
York County	\$ 20,536	\$ 44,539	\$ 51,815
South Carolina	\$ 18,795	\$ 37,082	\$ 44,227
Town of Fort Mill	\$ 20,519	\$ 44,627	\$ 56,538
City of Rock Hill	\$ 18,929	\$ 37,336	\$ 45,697
City of Tega Cay	\$ 37,274	\$ 80,227	\$ 82,926
City of York	\$ 14,219	\$ 30,564	\$ 34,253

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

Population Element

Statement of Needs and Goals

Clover must take steps to ensure that new population growth is sustainable, diverse and capable of preserving and enhancing our current high quality of life and economic vitality.

Objectives	Implementation Strategies	Participants	Time Frame
Goal 1: Ensure that Clover remains a highly desirable place to live.			
Objective 1.1: Maintain and improve the quality, condition, and appearance of residential neighborhoods and commercial development in the Town.	Strategy A. Enforce Town codes to ensure properties are well maintained.	Administration, Development Services	On-going
	Strategy B. Pursue funding for revitalization of neighborhoods and commercial areas.	Town Council, Administration	Short-term
	Strategy C. Continue offering incentives to encourage commercial property owners to invest in façade and landscaping improvements.	Town Council, Administration, Economic Development Board	On-going
	Strategy D. Adopt overlay zoning districts in commercial corridors to ensure new development and redevelopment is attractively designed and built with quality materials.	Town Council, Planning Commission, Development Services	Short-term
Objective 1.2: Expand community amenities and programs that will improve the quality of life for town residents.	Strategy A. Identify revenue sources for quality of life improvements such as parks, trails and other facilities.	Administration, Recreation	On-going
	Strategy B. Offer a variety of recreation, social and cultural programs and activities that are appealing to all segments of the town's population.	Administration, Recreation	On-going
Goal 2: Guide and manage Clover's continued population growth to preserve and enhance quality of life and economic vitality.			
Objective 2.1: Encourage annexations of residential and commercial properties, improved or vacant, that are	Strategy A. Continue to meet with individual property owners to discuss the costs and benefits of annexation.	Town Council, Administration	On-going

adjacent to the existing town limits.	Strategy B. Develop public education materials regarding the benefits of annexation to be distributed at Town Hall and via the internet.	Administration	Short-term
	Strategy C. Continue to require annexation covenants to make annexation mandatory for properties using Town water and sewer service once the properties become contiguous.	Town Council	On-going
Objective 2.2: Encourage residential infill development within the existing town boundaries, including high quality single and multi-family developments and mixed use neighborhoods.	Strategy A. Continue to improve water and sewer infrastructure and to encourage improvement of streets and sidewalks so as to make infill an attractive alternative.	Town Council, Administration, Public Works	On-going
	Strategy B. Ensure town's capability for providing services such as garbage and recycling collection and recreation opportunities.	Town Council, Administration, Public Works	On-going
Objective 2.3: Support legislation to allow towns to annex adjacent urbanized areas more easily.	Strategy A. Coordinate legislative efforts with the local legislative delegation and Municipal Association of South Carolina.	Town Council, Administration	On-going