

# **Appendix Report**

## Camden County Local Comprehensive Plan

*DRAFT 05/17/17*

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# 1. Population

## 1.1 Population Comparison

A comparison of population change for St. Marys, Kingsland, Woodbine, Camden County, and Georgia is described in Table 1. From 2000 to 2010, Kingsland and St. Marys experienced tremendous growth, and the population increased by 51.8 percent and 24.4 percent. This growth rate exceeded that of the county (15.7 percent) and state (18.3 percent). The cities of Kingsland and St. Marys' population continued to increase, and growth slowed based on the 2016 population estimate (1-year estimate). From 2010 to 2016, Kingsland's population only increased by 5.4 percent and St. Marys' population only increased by 5.5 percent, which slightly exceeded growth in the county (4.6 percent) and close to the state's (5.7 percent).

Woodbine's growth rate was 15.9 percent, which was much lower than St. Marys and Kingsland from 2000 to 2010; however from 2010 to 2016, its growth rate, 8.5 percent, not only exceeded that of Kingsland (5.4 percent) and St. Marys (5.5 percent) but also that of the county (4.6 percent) and the state (5.7 percent).

St. Marys' population was 31.5 percent of the county's total population in 2000, and its share increased to 34.2 percent in 2016. Kingsland's population was 24.1 percent of the county's total population in 2000, and its share increased to 31.8 percent in 2016. Kingsland's population was 24.1 percent of the county's total population in 2000, and its share increased to 31.8 percent in 2016. Woodbine's population was 3 percent of the county's total population in 2000, and its share kept the same percentage in 2016.

**Table 1: General Population**

Jurisdiction	2000 (Census)	2010 (Census)	2016 (Estimate)	percent change 2000-2010	percent change 2010-2016
St. Marys	13,761	17,121	18,070	24.4 %	5.5 %
Kingsland	10,506	15,946	16,804	51.8 %	5.4 %
Woodbine	1,218	1,412	1,532	15.9 %	8.5 %
Camden County	43,664	50,513	52,859	15.7 %	4.6 %
Georgia	8,186,453	9,687,653	10,237,832	18.3 %	5.7 %

Source: U.S. Census Bureau and ESRI Business Analyst Online

## 1.2 Historic Population and Projected Population

### Kingsland

The City of Kingsland’s population has shown consistent growth in recent decades, increasing in population by 787 percent, approximately 14,408 people between 1970 to 2015. The period from 1980 to 1990 experienced the largest population growth rate per year, 21.3 percent as shown in Table 2.

**Table 2: Historical and Projected Growth Rate for Kingsland**

Year	Kingsland Population	Growth Rate Per Year Since Previous Data Point	Source
1970	1,831	-	
1980	2,008	1.0 %	Census
1990	6,288	21.3 %	Census
2000	11,364	8.1 %	Census
2010	15,946	4.0 %	Census
2015	16,239	0.4 %	Census
2020	17,513	1.6 %	Center for Quality Growth and Regional Development at the Georgia Institute of Technology
2025	18,296	0.9 %	Center for Quality Growth and Regional Development at the Georgia Institute of Technology
2030	18,996	0.8 %	Center for Quality Growth and Regional Development at the Georgia Institute of Technology

*Source: U.S. Census Bureau and Center for Quality Growth and Regional Development at the Georgia Institute of Technology (CQGRD)*

## St. Marys

The City of St. Marys population has shown consistent growth in recent decades, increasing in population by 427 percent; approximately 14,560 people from 1970 to 2015. The period from 1980 to 1990 experienced the largest population growth rate per year, 12.8 percent as shown in Table 3.

**Table 3: Historical and Projected Growth Rate for St Marys**

Year	St. Marys Population	Growth Rate Per Year Since Previous Data Point	Source
1970	3,408	-	
1980	3,596	0.6 %	Census
1990	8,187	12.8 %	Census
2000	13,761	6.8 %	Census
2010	17,121	2.4 %	Census
2015	17,968	1.0 %	Census
2020	20,825	3.2 %	Center for Quality Growth and Regional Development at the Georgia Institute of Technology
2025	21,757	0.9 %	Center for Quality Growth and Regional Development at the Georgia Institute of Technology
2030	22,589	0.8 %	Center for Quality Growth and Regional Development at the Georgia Institute of Technology

Source: U.S. Census Bureau and Center for Quality Growth and Regional Development at the Georgia Institute of Technology (CQGRD)

**Woodbine**

The population in the City of Woodbine shows the city has experienced increasing and decreasing from 1970 to 2015. The decade from 1970 to 1980, Woodbine’s population decreased 0.9 percent; the period from 1980 to 1990 experienced the largest growth rate per year, 3.3 percent. Since 2000, the city has kept a steady growth rate as demonstrated in Table 4.

Table 4: Historical and Projected Growth Rate for Woodbine

Year	Woodbine Population	Growth Rate Per Year Since Previous Data Point	Source
1970	1,002	-	
1980	910	-0.9 %	Census
1990	1,212	3.3 %	Census
2000	1,218	0.0 %	Census
2010	1,412	1.6 %	Census
2015	1,552	2.0 %	Census
2020	1,826	3.5 %	Center for Quality Growth and Regional Development at the Georgia Institute of Technology
2025	1,908	0.9 %	Center for Quality Growth and Regional Development at the Georgia Institute of Technology
2030	1,980	0.8 %	Center for Quality Growth and Regional Development at the Georgia Institute of Technology

Source: U.S. Census Bureau and Center for Quality Growth and Regional Development at the Georgia Institute of Technology (CQGRD)

## Camden County

Total population projections through 2050 are currently only available at county levels. Camden County's population has shown consistent growth in recent decades, increasing in population by 360 percent, approximately 40,768 people from 1970 to 2015. The historical and projected populations through 2050 for Camden County are described in Table 5.

From historical records, the period from 1980 to 1990 experienced the largest population growth rate. Since then, the population has continued to increase, but the growth rate has slowed. The county's population is expected to increase for the next few decades.

**Table 5: Historical and Projected Growth Rate from Georgia OPB for Camden County**

Year	Camden County Population	Growth Rate Per Year Since Previous Data Point	Source
1970	11,334	N/A	Census
1980	13,371	1.8 %	Census
1990	30,167	12.6 %	Census
2000	43,664	4.5 %	Census
2010	50,513	1.6 %	Census
2015	52,102	0.6 %	Census (Estimate)
2020	55,230	1.2 %	OPB Estimate
2025	57,597	0.9 %	OPB Estimate
2030	59,679	0.7 %	OPB Estimate
2035	61,547	0.6 %	OPB Estimate
2040	63,260	0.6 %	OPB Estimate
2045	64,825	0.5 %	OPB Estimate
2050	66,339	0.5 %	OPB Estimate

Source: U.S. Census Bureau and Georgia Governor's Office of Planning and Budget (OPB)



## 1.3 Population by Age

### 1.3.1 Median Age

Table 6 shows the increasing trend of the median age in Kingsland, St. Marys, Woodbine and Camden County from 2010 to 2021. Among these jurisdictions, Kingsland shows the youngest median age during the same period.

The data also indicates that Woodbine has the highest median age among all. On average, the median age of Woodbine in 2000 was 5 years older and in 2016 was 6 years older than that of Kingsland, St. Marys and Camden County.

**Table 6: Median Age**

Jurisdiction	Median Age			
	2000	2010	2016	2021
Kingsland	27.9	29.5	32.1	32.9
St. Marys	28.1	31.6	32.5	33.0
Woodbine	33.3	31.8	38.2	38.4
Camden County	28.2	31.5	32.7	33.7
Georgia	33.4	35.3	36.2	37.0

*Source: U.S. Census Bureau and ESRI Business Analyst Online*

### 1.3.2 Broad Age Grouping

#### *Kingsland*

The age composition of the population in Kingsland is presented in Table 7. The age composition from 2010 to 2016 shifted to have a smaller percentage of children (under 18 years) and a larger percentage of retiree-age adults (62 years and over). The ratio of children under the age of 18 to retiree-aged adults, 62 years and over was 5.1 in 2000, and this ratio decreased to 1.8 in 2014. The fraction of adults 62 years and over in 2014 more than doubled the fraction in 2000 (from 6.6 percent to 14.4 percent). With the shift in age composition in St. Marys, it is important to consider the needs for a growing retiree-aged community. However, it is still important to consider needs of children who outnumber the retiree-aged adults.

**Table 7: Broad Age Group for Kings Land**

Age Group	Kingsland			
	2000	2010	2016	2021
Under 18 years	34.8%	30.4%	27.7%	28.1%
18 years and over	65.2%	69.6%	72.3%	71.9 %
21 years and over	61.3 %	65.4 %	68.5 %	68.5 %
62 years and over	4.4 %	7.9 %	10.3 %	12.24 %
65 years and over	3.6 %	11.4 %	14.9 %	16.9 %

*Source: U.S. Census Bureau and ESRI Business Analyst Online*

### *St. Marys*

The age composition of the population in St. Marys is presented in Table 8. The age composition from 2000 to 2016 shifted to a smaller percentage of children (under 18 years) and a larger percentage of retiree-age adults (62 years and over). The ratio of children under the age of 18 to retiree-aged adults, 62 years and over was 5.1 in 2000, and this ratio decreased to 1.9 in 2016. The fraction of adults 62 years and over in 2016 more than doubled the fraction in 2000 (from 6.6 percent to 13.3 percent). “With the shift in age composition in St. Marys, it is important to consider the needs for a growing retiree-aged community. However, it is still important to consider needs of children who outnumber the retiree-aged adults”.

**Table 8: Broad Age Group for St. Marys**

Age Group	St. Marys			
	2000	2010	2016	2021
Under 18 years	33.4 %	28.0 %	26.5 %	26.6 %
18 years and over	66.6 %	72.0 %	73.5 %	73.4 %
21 years and over	62.6 %	67.6 %	69.7 %	69.8 %
62 years and over	6.6 %	12.8 %	13.3 %	14.9 %
65 years and over	5.2 %	9.8 %	11.2 %	12.9 %

*Source: U.S. Census Bureau and ESRI Business Analyst Online*

### Woodbine

The age composition of the population in Woodbine is presented in Table 9. The age composition from 2000 to 2016 shifted to a smaller percentage of children (under 18 years) and a larger percentage of retiree-age adults (62 years and over).

Comparing Kingsland, St. Marys and Camden County, Woodbine's ratio of children under the age of 18 to retiree-aged adults, 62 years and over between 2000 and 2016 did not change much( 2.2 in 2000 and 1.3 in 2016). This indicates that Woodbine has higher retiree-aged population since 2000. In 2016 adults 62 years and over increased by 4.2 percent from 2000 (from 12.9 percent to 17.1 percent).

**Table 9: Broad Age Group for Woodbine**

Age Group	Woodbine			
	2000	2010	2016	2021
Under 18 years	28.7 %	26.7 %	21.7 %	21.3 %
18 years and over	71.3 %	73.3 %	78.3 %	78.8 %
21 years and over	63.7 %	68.1 %	73.8 %	74.7 %
62 years and over	12.9 %	20.9 %	17.1 %	19.1 %
65 years and over	10.3 %	11.4 %	14.9 %	16.8 %

*Source: U.S. Census Bureau and ESRI Business Analyst Online*

### Camden County

The age composition of the population in Camden County is presented in the Table 10. Age composition from 2000 to 2016 shifted to a smaller percentage of children (under 18 years) and a larger percentage of retiree-age adults (62 years and over). The ratio of children under the age of 18 to retiree-aged adults, 62 years and over was 4.8 in 2000, and this ratio decreased to 1.9 in 2016, and it is estimated to decrease to 1.7 in 2021. The fraction of adults 62 years and over in 2016 more than doubled the fraction in 2000 (from 6.6 percent to 13.2 percent).

**Table 10: Broad Age Group for Camden**

Age Group	Camden			
	2000	2010	2016	2021
Under 18 years	31.7 %	27.0 %	25.2 %	25.3 %
18 years and over	68.3 %	73.0 %	74.8 %	74.7 %
21 years and over	63.1 %	67.8 %	70.2 %	70.5 %
62 years and over	6.6 %	11.8 %	13.2 %	15.1 %
65 years and over	5.2 %	9.0 %	10.9 %	12.7 %

*Source: U.S. Census Bureau and ESRI Business Analyst Online*

Generally Speaking, as the age composition shifts to an older population in Camden County, it is important to consider the needs for a growing retiree-aged community. However, it is still important to consider needs of children who outnumber the retiree-aged adults.

### 1.3.3. Age Groupings by 5 Years and 10 Years

#### Kingsland

Table 11 demonstrates the total population from 2000 to 2016 decreased for the following groups in the City of Kingsland: each age group less than 20 years and 20 to 44 years. During this same time period, the total population substantially increased for adults 45 years and older. Although there were more or less rebound for each age group under 44 in 2010, they are still less than they were in 2000.

The projected change from 2016 to 2021 is a decrease for the following age groups: 15 to 19, 20 to 24 years, and 35 to 44. The largest changes were -1.6 percent and -1.2 percent for the 45 to 54 and 20 to 24 age groups.

Each age group over 55 years continued to increase, however the age group 60 to 74 is projected to have a larger increase from 2016 to 2021.

**Table 11: Age Group by 5 and 10 Years for Kings Land**

Age Group	Kingsland						
	2000	2010	2016	2021	Change 2000- 2010	Change 2010- 2016	Change 2016- 2021
Under 5 years	9.4 %	8.3 %	8.2 %	8.2 %	-1.1 %	-0.1 %	0.0 %
5 to 9 years	10.7 %	9.4 %	8.0 %	8.0 %	-1.3 %	-1.4 %	0.0 %
10 to 14 years	9.9 %	7.7 %	7.5 %	7.8 %	-2.2 %	-0.2 %	0.3 %
15 to 19 years	7.5 %	7.3 %	6.5 %	6.3 %	-0.2 %	-0.8 %	-0.2 %
20 to 24 years	7.5 %	9.0 %	6.9 %	5.7 %	1.5 %	-2.1 %	-1.2 %
25 to 34 years	20.8 %	18.4 %	17.8 %	18.1 %	-2.4 %	-0.6 %	0.3 %
35 to 44 years	17.7 %	13.3 %	13.0 %	14.5 %	-4.4 %	-0.3 %	1.5 %
45 to 54 years	9.2 %	12.5 %	12.7 %	11.1 %	3.3 %	0.2 %	-1.6 %
55 to 59 years	2.3 %	4.2 %	5.6 %	5.2 %	1.9 %	1.4 %	-0.4 %
60 to 64 years	1.5 %	3.5 %	4.6 %	4.9 %	2.0 %	1.1 %	0.3 %
65 to 74 years	2.1 %	4.4 %	6.2 %	6.8 %	2.3 %	1.8 %	0.6 %
75 to 84 years	1.1 %	2.0 %	2.3 %	2.6 %	0.9 %	0.3 %	0.3 %
85 years and over	0.3 %	0.4 %	0.5 %	0.6 %	0.1 %	0.1 %	0.1 %

Source: U.S. Census Bureau and ESRI Business Analyst Online

## St. Marys

Total population of each age group under 44 decreased for the following groups from 2000 to 2016 for St. Marys. During this same time period, the total population increased substantially for the population 55 years and older. 60 years to 84 years in 2016 more than doubled the fraction in 2000. Although there were more or less rebound for the age groups under 44 in 2010, they are still less than they were in 2000.

The projected change from 2016 to 2021 is a decrease for the following age groups: 15 to 19, 20 to 24 and 45 to 54 and 55 to 59 years old. The largest changes were -1.9 percent of the age group 45 to 54. Each age group over 60 years continued to increase; among them the age group 75 to 84 is projected to have a larger increase from 2016 to 2021.

**Table 12: Age Group by 5 and 10 Years for St. Marys**

Age Group	St. Marys						
	2000	2010	2016	2021	Change 2000-2010	Change 2010-2016	Change 2010-2021
Under 5 years	9.50 %	8.20 %	8.00 %	8.10 %	-1.30 %	-0.20 %	0.10 %
5 to 9 years	9.40 %	7.70 %	7.60 %	7.60 %	-1.70 %	-0.10 %	0.00 %
10 to 14 years	9.40 %	7.70 %	7.00 %	7.30 %	-1.70 %	-0.70 %	0.30 %
15 to 19 years	7.40 %	7.50 %	6.30 %	6.10 %	0.10 %	-1.20 %	-0.20 %
20 to 24 years	8.80 %	8.80 %	7.60 %	6.70 %	0.00 %	-1.20 %	-0.90 %
25 to 34 years	17.90 %	14.80 %	17.30 %	17.80 %	-3.10 %	2.50 %	0.50 %
35 to 44 years	16.70 %	12.70 %	11.90 %	13.30 %	-4.00 %	-0.80 %	1.40 %
45 to 54 years	10.10 %	12.90 %	11.90 %	10.00 %	2.80 %	-1.00 %	-1.90 %
55 to 59 years	3.20 %	5.10 %	5.90 %	5.20 %	1.90 %	0.80 %	-0.70 %
60 to 64 years	2.30 %	4.90 %	4.90 %	5.20 %	2.60 %	0.00 %	0.30 %
65 to 74 years	3.10 %	6.70 %	7.80 %	8.20 %	3.60 %	1.10 %	0.40 %
75 to 84 years	1.50 %	2.50 %	3.00 %	3.60 %	1.00 %	0.50 %	0.60 %
85 years and over	0.60 %	0.80 %	0.90 %	1.00 %	0.20 %	0.10 %	0.10 %

Source: U.S. Census Bureau and ESRI Business Analyst Online

## Woodbine

Total population of each age group under 19 and the age group 35 to 44 decreased from 2000 to 2016 for Woodbine. Also, from 2000 to 2106, the population increased substantially for the age group 45 years and older. In 2000, the age group 85 years and over more than doubled. Although there were more or less rebound for the age groups under 19 in 2010, they are still less than they were in 2000.

The projected change from 2016 to 2021 is a decrease for the following age groups: under 5 years, 5 to 9, 15 to 19, 20 to 24, 35 to 44 and 45 to 54 years old. The largest changes were –1.5 percent of the age group 45 to 54. Each age group over 55 years continued to increase, among them the age group 65 to 74 (1.0 percent) is projected to have a larger increase from 2016 to 2021.

**Table 13: Age Group by 5 and 10 Years for Woodbine**

Age Group	Woodbine						
	2000	2010	2016	2021	Change 2000-2010	Change 2010-2016	Change 2010-2021
Under 5 years	6.9 %	7.9 %	6.0 %	5.9 %	1.0 %	-1.9 %	-0.1 %
5 to 9 years	7.9 %	7.6 %	6.1 %	6.0 %	-0.3 %	-1.5 %	-0.1 %
10 to 14 years	10.6 %	6.5 %	5.7 %	6.1 %	-4.1 %	-0.8 %	0.4 %
15 to 19 years	8.3 %	8.1 %	6.8 %	5.9 %	-0.2 %	-1.3 %	-0.9 %
20 to 24 years	6.5 %	7.8 %	7.9 %	7.5 %	1.3 %	0.1 %	-0.4 %
25 to 34 years	12.6 %	16.0 %	13.6 %	14.7 %	3.4 %	-2.4 %	1.1 %
35 to 44 years	17.1 %	12.5 %	11.8 %	11.0 %	-4.6 %	-0.7 %	-0.8 %
45 to 54 years	11.3 %	13.4 %	13.8 %	12.3 %	2.1 %	0.4 %	-1.5 %
55 to 59 years	4.9 %	4.9 %	7.0 %	7.1 %	0.0 %	2.1 %	0.1 %
60 to 64 years	4.3 %	4.2 %	6.3 %	6.7 %	-0.1 %	2.1 %	0.4 %
65 to 74 years	5.3 %	6.7 %	9.2 %	10.2 %	1.4 %	2.5 %	1.0 %
75 to 84 years	3.2 %	3.8 %	4.5 %	5.2 %	0.6 %	0.7 %	0.7 %
85 years and over	1.0 %	1.0 %	3.0 %	3.3 %	0.0 %	2.0 %	0.3 %

Source: U.S. Census Bureau and ESRI Business Analyst Online

### Camden County

Total population from 2000 to 2016 decreased for the following groups for Camden County: each age group less than 44 years and 20 to 44 years. “These age groups typically include families with children. Therefore, future planning should consider jobs and opportunities that might attract more young families”. During 2000 to 2016 the total population substantially increased for adults 45 years and older. The age group 60 to 64 and 65 to 74 in 2016 more than doubled the fraction in 2000 (from 2.4 percent to 5.1 percent and 3.2 percent to 7.3 percent respectively).

The projected change from 2016 to 2021 is a decrease for the following age groups: Under 5 years, 5 to 9 years, 15 to 19, 20 to 24 and 45 to 54 and 55 to 59 years old. The largest changes were –1.7 percent of the age group 45 to 54. Each age group over 60 years continued to increase, among them the age group 65 to 74 (0.9 percent) is projected to have a larger increase from 2016 to 2021.

“With the shift in age composition in Camden County, it is important to consider the needs for a growing retiree-aged community. However, it is still important to consider needs of children who outnumber the retiree-aged adults”.

**Table 14: Age Group by 5 and 10 Years for Camden County**

Age Group	Camden County						
	2000	2010	2016	2021	Change 2000-2010	Change 2010-2016	Change 2016-2021
Under 5 years	8.7 %	7.9 %	7.6 %	7.4 %	-0.8 %	-0.3 %	-0.2 %
5 to 9 years	9.0 %	7.3 %	7.2 %	7.1 %	-1.7 %	-0.1 %	-0.1 %
10 to 14 years	9.1 %	7.3 %	6.7 %	7.1 %	-1.8 %	-0.6 %	0.4 %
15 to 19 years	7.9 %	7.8 %	6.5 %	6.4 %	-0.1 %	-1.3 %	-0.1 %
20 to 24 years	9.8 %	9.8 %	8.9 %	7.8 %	0.0 %	-0.9 %	-1.1 %
25 to 34 years	17.2 %	14.4 %	16.5 %	16.6 %	-2.8 %	2.1 %	0.1 %
35 to 44 years	16.7 %	13.0 %	11.9 %	13.1 %	-3.7 %	-1.1 %	1.2 %
45 to 54 years	10.5 %	13.7 %	12.4 %	10.7 %	3.2 %	-1.3 %	-1.7 %
55 to 59 years	3.4 %	5.2 %	6.1 %	5.6 %	1.8 %	0.9 %	-0.5 %
60 to 64 years	2.4 %	4.6 %	5.1 %	5.6 %	2.2 %	0.5 %	0.5 %
65 to 74 years	3.2 %	6.0 %	7.4 %	8.3 %	2.8 %	1.4 %	0.9 %
75 to 84 years	1.5 %	2.4 %	2.8 %	3.6 %	0.9 %	0.4 %	0.8 %
85 years and over	0.4 %	0.7 %	0.7 %	0.8 %	0.3 %	0.0 %	0.1 %

Source: U.S. Census Bureau and Business Analyst Online



## 2. Housing

### 2.1 Average Household Size

As presented in Table 15, the average household size in Kingsland, St. Marys, Woodbine and Camden County decreased by 6.6 percent, 6.4 percent, 3.0 percent, and 5.3 percent, respectively, which were higher than Georgia (0.8 percent) from 2000 to 2010. The trend of decreasing household emerged in St. Marys and Camden County in 2016, both decreasing by 1.1 percent. Kingsland and Woodbine slightly recovered in 2016, which was 0.4 percent and 2.7 percent. The City of St. Marys was the only city in Camden County with a lower household size than the State’s average in 2016.

According to ESRI Business Analyst Online, the decreasing trend is estimated to continue until 2021. All three cities will decrease by 0.4 percent and Camden County will decrease by 0.8 percent. There will be some gaps compared to the statewide average of increasing 0.4 percent.

“There has been a national trend toward smaller households as people are having fewer children, as the population ages, and the number of persons living alone increases. Some of the decrease in St. Marys and Camden County can be attributed to the larger retiree-aged population living in households without children”.

**Table 15: Average Household Size**

Jurisdiction	2000	2010	2016	2021	Change 200-2010	Change 2010-2016	Change 2016-2021
Kingsland	2.9	2.71	2.72	2.71	-6.6%	0.4%	-0.4%
St. Marys	2.83	2.65	2.62	2.61	-6.4%	-1.1%	-0.4%
Woodbine	2.66	2.58	2.65	2.64	-3.0%	2.7%	-0.4%
Camden County	2.84	2.69	2.66	2.64	-5.3%	-1.1%	-0.8%
Georgia	2.65	2.63	2.65	2.66	-0.8%	0.8%	0.4%

Source: U.S. Census Bureau and ESRI Business Analyst Online

## 2.2 Number of Households

### Kingsland

**Table 16: Number of Households for Kingsland**

Jurisdictions	2000	2010	2014	2016	2021	% Change 2000-2010	% Change 2010-2014	% Change 2014-2016	% Change 2016-2021
Kingsland	3,561	5,568	6,044	6,170	6,362	56.4%	8.5%	2.1%	3.1%
Camden County	14,705	18,047	18,560	19,152	20,333	22.7%	2.8%	3.2%	6.2%
Georgia	3,006,369	3,585,584	3,540,690	3,764,898	3,948,586	19.3%	-1.3%	6.3%	4.9%

Source: U.S. Census Bureau and ESRI Business Analyst Online

From 2000 to 2010 the total number of households in Kingsland increased dramatically by 56.4 percent to support the 51.8 percent increase in population.

To more closely examine the performance during 2010 to 2016, we first assess 2010 to 2014, which at the time all jurisdictions including Kingsland, St. Marys, Woodbine, Camden County and State of Georgia experienced a slowdown compared to the growth rate between 2000 to 2010. However, Kingsland’s growth rate, 8.5%, was much higher than St. Marys 0.9 percent, Woodbine, Camden County 2.8 percent, and the state of Georgia at 1.3 percent).

The situation changed from 2014 to 2016, as Kingsland growth rate (2.1 percent) fell behind Camden’s 3.2 percent and the state’s 6.3 percent.

According to ESRI Business Analyst Online, the number of household in Kingsland is estimated to increase by 3.1 percent, lower than Georgia (4.9 percent) and will be half of Camden County’s growth rate (6.2 percent).

Over the last decade and half, the number of households in Kingsland has grown steadily with the population.

## St. Marys

**Table 17: Number of Households for St. Marys**

	2000	2010	2014	2016	2021	% Change 2000-2010	% Change 2010-2014	% Change 2014-2016	% Change 2016-2021
St. Marys	4,837	6,428	6,488	6,170	6,362	32.9%	0.9%	-4.9%	3.1%
Camden County	14,705	18,047	18,560	19,152	20,333	22.7%	2.8%	3.2%	6.2%
Georgia	3,006,369	3,585,584	3,540,690	3,764,898	3,948,586	19.3%	-1.3%	6.3%	4.9%

*Source: U.S. Census Bureau and ESRI Business Analyst Online*

From 2000 to 2010 the total number of households in St. Marys increased by 32.9 percent to support the 24.4 percent increase in population.

From 2010 to 2014, the rate of increase for St. Marys surpassed that of the county and state (Table 17). During this period, the number of households grew faster than the total population and this contributed to the decrease in average household size. From 2010 to 2014, the growth trend changed, and household growth became almost stagnant. The number of households in St. Marys increased by 0.9 percent during this period, which was less than the small increase experienced in Camden County (2.8 percent) and more than the small decrease experienced in Georgia (-1.3 percent).

The decreasing trend continued in 2016 as the number of household decreased by 4.9 percent, which was much lower than Camden County (3.2 percent) and Georgia (6.3 percent). The growth rate is estimated to recover, increasing by 3.1 percent in 2021; however, still lower than Camden County and Georgia.

**Woodbine**

**Table 18: Number of Households for Woodbine**

	2000	2010	2014	2016	2021	% Change 2000-2010	% Change 2010-2014	% Change 2014-2016	% Change 2016-2021
Woodbine	417	460	522	531	559	10.3%	13.5%	1.7%	5.3%
Camden County	14,705	18,047	18,560	19,152	20,333	22.7%	2.8%	3.2%	6.2%
Georgia	3,006,369	3,585,584	3,540,690	3,764,898	3,948,586	19.3%	-1.3%	6.3%	4.9%

*Source: U.S. Census Bureau and ESRI Business Analyst Online*

From 2000 to 2010 the total number of households in Woodbine increased by 10.3% to support the 15.9 percent increase in population.

As Table 18 presents, from 2010 to 2014, the rate of increase for Woodbine (10.3 percent) was half of the county (22.7 percent) and state (19.3 percent). However, from 2010 to 2014, the growth rate changed, with Woodbine having the highest growth rate, exceeding Kingsland (8.5 percent), St. Marys (0.9 percent), Camden County (2.8 percent) and Georgia (-1.3 percent). Although compared to Camden County (3.2 percent) and Georgia (6.3 percent), the growth rate for Woodbine (1.7 percent) slowed from 2014 to 2016, the increasing trend continues. The number of households in Woodbine is estimated to increase by 5.3 percent from 2016 to 2021.

Woodbine is a small bedroom community near bigger cities. In recent years, its population has continually increased with a population growth rate (8.5 percent) from 2014 to 2016 higher than Kingsland (5.5 percent) and St. Marys (5.4 percent). The number of households is expected to increase at the same rate to support the increasing population.

## Camden County

**Table 19: Number of Households for Camden County**

	2000	2010	2014	2016	2021	% Change 2000- 2010	% Change 2010- 2014	% Change 2014- 2016	% Change 2016- 2021
Kingsland	3,561	5,568	6,044	6,170	6,362	56.4%	8.5%	2.1%	3.1%
St. Marys	4,837	6,428	6,488	6,170	6,362	32.9%	0.9%	-4.9%	3.1%
Woodbine	417	460	522	531	559	10.3%	13.5%	1.7%	5.3%
Camden County	14,705	18,047	18,560	19,152	20,333	22.7%	2.8%	3.2%	6.2%
Georgia	3,006,369	3,585,584	3,540,690	3,764,898	3,948,586	19.3%	-1.3%	6.3%	4.9%

*Source: U.S. Census Bureau and ESRI Business Analyst Online*

From 2000 to 2010 the total number of households in Camden County increased by 19.3 percent to support the 15.7 percent increase in population.

From 2010 to 2016, the rate of increase for Camden County slowed to 6.0 percent (2.8 percent +3.2 percent), which was higher than Georgia 5.1percent (-1.3 percent +6.3 percent). During this period, the number of households grew faster than the total population (4.6 percent) and this contributed to the decrease in average household size (-1.1 percent). The growth rate is estimated to recover increasing by 6.2 percent in 2021; which would exceed Georgia's growth rate (4.9 percent).

While experiencing slowdown during 2010 to 2014, generally speaking, the total number of households in Camden County has constantly increased since 2000.

### 3. Population By Race

#### 3.1 Diversity Index

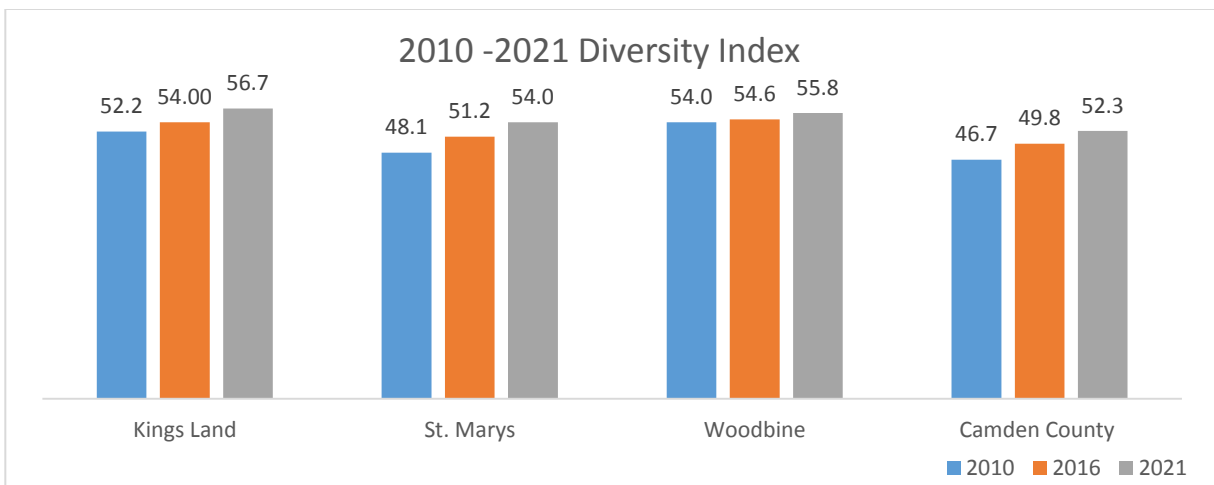
According to ESRI Business Analyst Online, the Diversity Index summarizes racial and ethnic diversity. The index shows the likelihood that two persons, chosen at random from the same area, belong to different race or ethnic groups. The index ranges from 0 (no diversity) to 100 (complete diversity).

For example, a diversity index of 52.2 in Kingsland means there is a 52.2 percent probability that two people randomly chosen would belong to different race or ethnic groups in Kingsland in 2010.

Based on the above theory, the probabilities that two people randomly chosen would belong to different race or ethnic groups for Kingsland, St. Marys, Woodbine and Camden County are getting higher during 2010 to 2016, and also the probabilities is estimated to keep increasing to 2021. The increasing trend of diversity index shows some changes in Camden County, which might have impact on workforce. These changes are further explained in the second part, racial distribution.

In 2010, Woodbine had the highest diversity index. From 2010 to 2016, both St. Marys and Camden County improved a lot. Kingsland is estimated to have the highest diversity index in 2021.

**Figure 1 Diversity Index Comparison**



Source: U.S. Census Bureau and ESRI Business Analyst Online

### 3.2 Racial Distribution

#### Kingsland

From 2000 to 2010, the percentage for all racial categories changed. White, American Indian or Alaska Native, Some Other Race respectively decreased by 4 percent, 0.1 percent and 0.1 percent while Black or African American, Two or More Races, Asian and Native Hawaiian and Other Pacific Islander respectively increased by 2 percent, 1.3 percent, 0.8 percent and 0.1 percent.

From 2010 to 2016, except White kept the same percent, 69.3, other races had some changes. Black or African American and Two or More Races were more recognizable, the former decreased by 1.4 percent and the latter, Two or More Races, kept increasing to 4.2 percent. The other races included American Indian or Alaska Native, Asian, Native Hawaiian and Other Pacific Islander and Some Other Race slightly increased by 0.1, 0.2, 0.1 and 0.3 percent.

Both White and Black groups are estimated to keep decreasing while all the other races are estimated to either keep the same or slightly increased in 2021.

The changes of Kingsland’s racial composition are consistent with Camden County. Both White and Black or African American has shown decreasing trend from 2000 to 2016, and this trend is estimated to continue to 2021. The difference between Kingsland and Camden County is Kingsland has higher percentages in Black or African American while Camden County is the opposite from 2000 to 2021. The detailed percentages are presented in Table 20 and Table 23.

Other races included American Indian or Alaska Native, Asian, Native Hawaiian and Other Pacific Islander, Some Other Race and Two More Races has increased since 2000, which has been consistent with Camden County, and this trend is estimated to keep on going to 2021.

**Table 20: Racial Distribution for Kingsland**

Category	Kingsland			
	2000	2010	2016	2021
White	73.3%	69.3%	69.3%	68.3%
Black or African American	21.1%	23.1%	21.7%	21.4%
American Indian or Alaska Native	0.6%	0.5%	0.6%	0.7%
Asian	1.5%	2.3%	2.5%	2.9%
Native Hawaiian and Other Pacific Islander	0.1%	0.2%	0.3%	0.3%
Some Other Race	1.2%	1.1%	1.4%	1.5%
Two or More Races	2.2%	3.5%	4.2%	4.9%

Source: U.S. Census Bureau and ESRI Business Analyst Online

**St. Marys**

From 2000 to 2010, the percentages for all racial categories have changed. White and Black African American respectively decrease by 0.4 percent and 1.3 percent. American Indian or Alaska Native and Native Hawaiian and Other Pacific Islander were unchanged. Asian, Some Other Race, and Two or More Races respectively increased by 0.2 percent, 0.1 percent and 1.5 percent.

From 2010 to 2016, White and Black African American kept decreasing, the former decreased by 1.1 percent and the latter by 0.2 percent. Native Hawaiian and Other Pacific Islander were still in the same percentage. Other races include American Indian or Alaska Native, Asian, Some Other Race and Two or More Races slightly increased by 0.2, 0.3, 0.1 and 0.5 percent.

Both White and Black groups are estimated to keep decreasing while all the other races are estimated to increase in 2021. The changes of St. Marys racial composition were consistent with Camden County. Both White and Black or African American has shown a decreasing trend since 2000, and this trend is estimated to continue to 2021. The detailed percentages are presented in Table 21 and Table 23. Other races included American Indian or Alaska Native, Asian, Native Hawaiian and Other Pacific Islander, Some Other Race and two more races has increased since 2000, which has been consistent with Camden County, and this trend is estimated to remain to 2021.

**Table 21: Racial Distribution for St. Marys**

Category	St. Marys			
	2000	2010	2016	2021
White	74.6%	74.2%	73.1%	72.1%
Black or African American	20.0%	18.7%	18.5%	18.2%
American Indian or Alaska Native	0.5%	0.5%	0.7%	0.8%
Asian	1.2%	1.4%	1.7%	2.0%
Native Hawaiian and Other Pacific Islander	0.1%	0.1%	0.1%	0.2%
Some Other Race	1.6%	1.7%	1.8%	2.0%
Two or More Races	2.0%	3.5%	4.0%	4.7%

Source: U.S. Census Bureau and ESRI Business Analyst Online



## Woodbine

Different from Kingsland, St. Marys and Camden County, from 2000 to 2010, White population actually increased 3.6 percent in Woodbine. During the same period, Black African American, Asian and Some Other Race decrease by 4.4 percent, 0.1 percent and 0.6 percent. American Indian or Alaska Native, Native Hawaiian and Other Pacific Islander and Two or More Races increased by 0.5 percent, 0.2 percent and 1.1 percent.

Together with Black African American and Two or More Races, White decreased from 2010 to 2016, by 0.1, 0.2 and 0.3 percent respectively. American Indian or Alaska Native, Native Hawaiian and Other Pacific Islander have no changes during this time. Asian and Some Other Race slightly increased by 0.2 and 0.1 percent.

White is estimated to keep decreasing while all the other races are either the same or have very small growth in 2021. From 2000 to 2021, the changes of Woodbine racial composition show some differences from Camden County. The first is even White population is estimated to decrease by 0.6 percent in 2021, general speaking, this group has shown increasing trend since 2000. The second one is White population are less than 58 percent and Black or African American are close to 40 percent. The details percentages are presented in Table 22 and Table 23.

**Table 22: Racial Distribution for Woodbine**

Category	Woodbine			
	2000	2010	2016	2021
White	53.6%	57.2%	56.9%	56.3%
Black or African American	43.8%	39.4%	39.3%	39.3%
American Indian or Alaska Native	0.3%	0.8%	0.8%	0.9%
Asian	0.2%	0.1%	0.3%	0.3%
Native Hawaiian and Other Pacific Islander	0.0%	0.2%	0.2%	0.3%
Some Other Race	0.9%	0.3%	0.4%	0.4%
Two or More Races	1.2%	2.3%	2.1%	2.5%

Source: U.S. Census Bureau and ESRI Business Analyst Online

## Camden County

From 2000 to 2010, the most obvious changes were White, Black or African American decreased by 0.6 and 0.7 percent while Two or More Races increased by 1.1 percent. American Indian or Alaska Native had no change. Asian and Native Hawaiian and Other Pacific Islander respectively increased by 0.4 and 0.1 percent but Some Other Race decreased by 0.3 percent.

From 2010 to 2016, except White decreased by 1.3 percent and Two or More Races increased by 0.6 percent, all the other races did not show much difference.

Both White and Black or African American are estimated to decrease by 0.9 and 0.2 percent, and the other races included American Indian or Alaska Native, Asian, Native Hawaiian and Other Pacific Islander, Some Other Race and Two or More Races are estimated to increase by 0.1, 0.3, 0.1, 0.1 and 0.6 percent respectively in 2021.

As Table 23 presents, generally speaking, Camden County has shown a decreasing trend in White and Black or African American population, especially White population. Among the other five groups, Two or More Races and Asian are the two that have more obvious increasing since 2000.

**Table 23: Racial Distribution for Camden County**

Category	Camden County			
	2000	2010	2016	2021
White	75.0%	74.4%	73.1%	72.2%
Black or African American	20.1%	19.4%	19.4%	19.2%
American Indian or Alaska Native	0.5%	0.5%	0.6%	0.7%
Asian	1.0%	1.4%	1.7%	2.0%
Native Hawaiian and Other Pacific Islander	0.1%	0.2%	0.2%	0.3%
Some Other Race	1.4%	1.1%	1.4%	1.5%
Two or More Races	1.9%	3.0%	3.6%	4.2%

Source: U.S. Census Bureau and ESRI Business Analyst Online

## 4. Education Attainment

### Kingsland

Table 24 illustrates the percentage of adult population (over 25 years) that has attained each level of education in Kingsland. In 2010, the percentage of the population that is at least a high school graduate is higher in Kingsland (90.5 percent) than the county (90.2 percent) and state (82.2 percent), and this positive trend continued to 2016.

“Another positive trend is that the percentage of adults not graduating from high school has decreased slightly for the city, county, and state from 2010 to 2016”. The percentage of adults not graduating from high school has decreased by 1.9 percent for Kingsland from 2010 to 2016. The percentage of adults with an associate degree and above in Kingsland is 32.7 percent including Bachelor and Graduate or Professional Degree; and in 2016 exceeded Camden County (32.0 Percent) but sis till behind state’s level (36.3 percent).

Kingsland has a lower percentage of adults with a bachelor degree and above (15.6 percent including Graduate or Professional Degree) in 2010, compared to the County (19.1 percent) and state (27.4 percent). The good news is the population in this group increased by 4.3% from 2010 to 2016.

**Table 24: Educational Attainment for Kingsland**

High Level of Education	Kingsland		Camden County		Georgia	
	2010	2016	2010	2016	2010	2016
Less than 9th Grade	2.5%	1.5%	2.1%	2.1%	6.7%	5.3%
9th to 12th Grade (no diploma)	7.0%	5.4%	7.6%	6.3%	11.0%	8.9%
High School Graduate (includes equivalency)	33.5%	32.8%	34.2%	30.7%	29.8%	28.4%
Some College(no degree)	31.4%	29.5%	28.1%	28.9%	19.2%	21.1%
Associate Degree	10.0%	11.5%	8.8%	10.1%	5.8%	7.0%
Bachelor's Degree	10.9%	14.1%	12.0%	13.3%	17.7%	18.3%
Graduate or Professional Degree	4.7%	7.1%	7.1%	8.6%	9.7%	11.0%

Source: U.S. Census Bureau and ESRI Business Analyst Online

Table 25 shows educational attainment by age group for those attaining at least a bachelor’s degree from 2010 to 2015 in Kingsland.

For adults in the 25-34-year-old group, 2.2 percent increased from 16.5 percent to 18.7 percent in Kingsland, which was opposite to Camden County, where it decreased by 2.3 percent from 20.1 percent to 17.8 percent.

Georgia remained relatively stable at about 29 percent during this period of time. Comparing with the state, Kingsland had 12 percent behind of the population in the 25-34-year-old group across the state holds at least a bachelor’s degree. “This indicates a need for jobs in Kingsland to bring in recent college graduates”.

For adults in the 35-44-year-old group, it greatly increased by 10.5 percent from 15.7 percent to 26.2 percent, which was more than three times higher than Camden County’s growth rate, 3.0 percent. But still, percentages in both years were less than the state average.

For adults in the 45-64-year-old group, it almost remained unchanged; slightly increase by 0.4 percent from 19.6 to 19.2 percent.

For adults in the 65-year-old and over group, the trend in Kingsland was consistent with the state, relatively lower percentage in this age group, comparing to others age groups. Also, the percentage of the population in this group were less than the county and state. From 2010 to 2015, the percentage in this group increased by 5.4 percent from 10.8 to 16.2.

**Table 25: Educational Attainment at Least a Bachelor’s Degree by Age Groups for Kingsland**

Age Group	Kingsland		Camden County		Georgia	
	2010	2015	2010	2015	2010	2015
25-34	16.50	18.7%	20.1%	17.8%	28.8%	29.8%
35-44	15.70%	26.2%	20.3%	23.3%	30.8%	32.7%
45-64	19.60%	19.2%	21.1%	22.3%	27.8%	29.2%
65 Over	10.80%	16.2%	19.2%	20.7%	18.4%	22.6%

Source: U.S. Census Bureau

## St. Marys

Table 26 illustrates the percentage of adult population (over 25 years) that has attained each level of education in St. Marys. In 2010, the percentage of the population that is at least a high school graduate is higher in St. Marys (92.9 percent) than the county (90.2 percent) and state (82.2 percent) and this positive trend was continued to 2016. A positive trend is that the percentage of adults not graduating from high school has decreased slightly for the city, county, and state from 2010 to 2016.

In 2010, St. Marys had a higher percentage (35.2 percent) of adults with an associate degree and above (including Bachelor and Graduate or Professional Degree), which was higher than the County (27.9 Percent) and the state (33.2 percent). In 2016, St. Mary remained the higher percentage (35 percent) than the county's (32 percent) in this group, but was 1.3 percent less than the state.

The percentage of the population that has at least a bachelor's degree( including Graduate or Professional Degree) in St. Marys (25.9 percent in 2010 and 24.8 percent in 2016) had better performance than the county (19.1 percent in 2010 and 21.9 in 2016) but less performance than the state(27.4 percent in 2010 and 29.3 percent in 2016). Also, an observation was the percentage in this group decreased by 1.1 percent in St. Marys from 2010 to 2016.

**Table 26: Educational Attainment for St. Marys**

High level of Education	St. Marys		Camden County		Georgia	
	2010	2016	2010	2016	2010	2016
Less than 9th Grade	1.4%	1.1%	2.1%	2.1%	6.7%	5.3%
9th to 12th Grade (no diploma)	6.6%	4.8%	7.6%	6.3%	11.0%	8.9%
High School Graduate (includes equivalency)	30.2%	28.3%	34.2%	30.7%	29.8%	28.4%
Some College(no degree)	26.6%	30.8%	28.1%	28.9%	19.2%	21.1%
Associate Degree	9.3%	10.2%	8.8%	10.1%	5.8%	7.0%
Bachelor's Degree	14.1%	13.4%	12.0%	13.3%	17.7%	18.3%
Graduate or Professional Degree	11.8%	11.4%	7.1%	8.6%	9.7%	11.0%

*Source: U.S. Census Bureau and ESRI Business Analyst Online*

Table 27 shows educational attainment by age group for those attaining at least a bachelor’s degree from 2010 to 2015 in St. Marys. For adults in the 25-34-year-old group, a noticeable difference is the drastic decrease from 26.2 percent to 16.8 percent in St. Marys.

Camden County also experienced a slight decrease from 20.1 percent to 17.8 percent, while Georgia remained relatively stable at about 29 percent. A concern from this data is that an additional 12 percent of the population in the 25-34-year-old group across the state holds at least a bachelor’s degree compared with Camden County and St. Marys. This indicates a need for jobs in St. Marys and Camden County to bring in recent college graduates.

For adults in the 35-44-year-old group, there was an increase for the population in this group in St. Marys (4.1 percent from 24.2 to 28.3), the county (3.0 percent from 20.3 to 23.3) and state (1.9 percent from 30.8 to 32.7). St. Marys had better performance than the county did but was behind the state’s level.

For adults in the 45-64-year-old group, there was also an increase for the population in this group in St. Marys (2.4 percent from 27.2 to 29.6), the county (1.2 percent from 21.1 to 22.3) and state (1.4 percent from 27.8 to 29.2). St. Marys had better performance than the county; in addition, in 2015, St. Mary was 0.4 percent more than the state’s percentage.

The 65-year-old and over group was largest in St. Marys compared with Camden County and Georgia. This is likely attributed to the large population of the retirement-age community that is well educated in St. Marys. Interestingly, this age group (65 and over) in St. Marys has a larger percentage of people with at least a bachelor’s degree than the 25-34-year-old group in 2015, which was the opposite trend from the state average.

**Table 27: Educational Attainment at Least a Bachelor’s Degree by Age Groups for St. Mary**

Age Group	St. Marys		Camden County		Georgia	
	2010	2015	2010	2015	2010	2015
25-34	26.20%	16.8%	20.1%	17.8%	28.8%	29.8%
35-44	24.20%	28.3%	20.3%	23.3%	30.8%	32.7%
45-64	27.20%	29.6%	21.1%	22.3%	27.8%	29.2%
65 Over	25.10%	20.2%	19.2%	20.7%	18.4%	22.6%

Source: U.S. Census Bureau

## Woodbine

Table 28 illustrates the percentage of adult population (over 25 years) that has attained each level of education. In 2010, the percentage of the population that is at least a high school graduate was lower in Woodbine (77.9 percent) than the county (90.2 percent) and state (82.2 percent), and this situation has continued to 2016.

From 2010 to 2016, the percentage of adults not graduating from high school decreased by 1.3 percent for Kingsland. Also, the percentage of adults with an associate degree and above (27.6 percent including Bachelor and Graduate or Professional Degree) decreased by 4.3 percent from 27.6 percent to 23.3 percent during this period of time, and it was less than the county and state's level.

The percentage of adults with a bachelor degree and above (including Graduate or Professional Degree) decreased by 9.2 percent from 2010 to 2016. In 2010, percentage of this group was 20.8 percent, which was actually higher than Camden County (19.1 percent) but less than the state (27.4 percent), and it dropped to 11.6 percent in 2016. This trend indicates Woodbine lost their higher educated people in recent years.

**Table 28: Educational Attainment for Woodbine**

High level of Education	Woodbine		Camden County		Georgia	
	2010	2016	2010	2016	2010	2016
Less than 9th Grade	8.6%	6.3%	2.1%	2.1%	6.7%	5.3%
9 <sup>th</sup> to 12 <sup>th</sup> Grade (no diploma)	13.4%	14.4%	7.6%	6.3%	11.0%	8.9%
High School Graduate (includes equivalency)	34.1%	34.2%	34.2%	30.7%	29.8%	28.4%
Some College(no degree)	16.2%	21.8%	28.1%	28.9%	19.2%	21.1%
Associate Degree	6.8%	11.7%	8.8%	10.1%	5.8%	7.0%
Bachelor's Degree	10.8%	6.0%	12.0%	13.3%	17.7%	18.3%
Graduate or Professional Degree	10.0%	5.6%	7.1%	8.6%	9.7%	11.0%

Source: U.S. Census Bureau and ESRI Business Analyst Online

**Table 29** shows educational attainment by age group for those attaining at least a bachelor’s degree from 2010 to 2015 in Woodbine. **Table 30 specifically examines educational attaining of at least a bachelor’s degree for the age group of 35-44 from 2010 to 2015. The decreased percentage is dramatically high.**

For adults in the 25-34-year-old group, 2.1 percent Increased from 5.9 percent to 8.0 percent in Woodbine, which was opposite to Camden County, where it decreased by 2.3 percent from 20.1 percent to 17.8 % percent. Georgia remained relatively stable at 29 percent during this time period.

Compared with the state, Woodbine is 20 percent behind the 25-34-year-old population that hold at least a bachelor’s degree. Considering that Woodbine can be defined as a bedroom community, it could attract a young population from the neighboring cities, such as Jacksonville, Florida to improve the educational attainment for this age group.

According to data from the U.S Census Bureau, for adults in the 35-44-year-old group, the educational attainment dramatically decreased by 29.1 percent from 34.2 percent to 5.1 percent. To avoid data errors (margin of errors between ± 6-17) Table 30 closely examines the years from 2010 to 2015 for this age group. The data indicates the decreasing trend since 2010, and the years 2010 to 2012 lost the highest percentages of population in this group.

The adults in the 45-64-year-old group also saw a large decrease of 11.4 percent from 27.0 to 15.6 percent. For adults in the 65-year-old and over group, the percentage in this group was much less than the county and state; however, a 3.5 percent increase from 2010 to 2015 showed education attaining as improving.

**Table 29: Educational Attainment at Least a Bachelor’s Degree by Age Groups for Woodbine**

Age Group	Woodbine		Camden County		Georgia	
	2010	2015	2010	2015	2010	2015
25-34	5.9%	8.0%	20.1%	17.8%	28.8%	29.8%
35-44	34.2%	5.1%	20.3%	23.3%	30.8%	32.7%
45-64	27.0%	15.6%	21.1%	22.3%	27.8%	29.2%
65 Over	6.8%	10.3%	19.2%	20.7%	18.4%	22.6%

Source: U.S. Census Bureau

**Table 30: Educational Attainment at Least a Bachelor’s Degree Age 35-44 for Woodbine**

Age Group	Woodbine					
	2010	2011	2012	2013	2014	2015
35-44	34.2%	25.20%	18.00%	13.60%	8.2%	5.10%

Source: U.S. Census Bureau



## Camden County

Table 31 illustrates the percentage of adult population (over 25 years) that has attained each level of education in Camden County. In 2010, the percentage of the population that is a high school graduate was higher in the county (90.2 percent) than the state (82.2 percent), and this positive trend was continued to 2016.

The positive trend is that the percentage of adults not graduating from high school has decreased slightly for the county, and state from 2010 to 2016. The percentage of adults not graduating from high school has decreased by 1.3 percent for Camden County from 2010 to 2016.

The percentage of adults with an associate degree and above (including Bachelor and Graduate or Professional Degree) increased by 4.1 percent from 27.9 to 32.0 during the same time of period; however, the population in this catalogue was behind state's level (33.2 percent in 2010 and 36.3 percent in 2016).

Camden County has a lower percentage (19.1 percent in 2010 and 21.9 in 2016) of adults with a bachelor degree and above (including Graduate or Professional Degree) than the state (27.4 in 2010 and 29.3 percent in 2016). The good news is the population in this group increased by 2.8 percent from 2010 to 2016.

**Table 31: Educational Attainment for Camden County**

High level of Education	Camden County		Georgia	
	2010	2016	2010	2016
Less than 9th Grade	2.1%	2.1%	6.7%	5.3%
9 <sup>th</sup> to 12 <sup>th</sup> Grade (no diploma)	7.6%	6.3%	11.0%	8.9%
High School Graduate (includes equivalency)	34.2%	30.7%	29.8%	28.4%
Some College(no degree)	28.1%	28.9%	19.2%	21.1%
Associate Degree	8.8%	10.1%	5.8%	7.0%
Bachelor's Degree	12.0%	13.3%	17.7%	18.3%
Graduate or Professional Degree	7.1%	8.6%	9.7%	11.0%

Source: U.S. Census Bureau and ESRI Business Analyst Online

Table 32 shows educational attainment by age group for those attaining at least a bachelor’s degree from 2010 to 2015 in Camden County.

For adults in the 25-34-year-old group, those attaining at least a bachelor’s degree decreased from 20.1 percent to 17.8 percent in Camden County, which was different from state’s situation, a small increase (1 percent) from 28.8 percent to 29.8 percent. On an average, during this time, Camden County was 10 percent behind state the in the 25-34-year-old group. This trend indicates a need for jobs in Camden County to bring in recent college graduates.

For adults in the 35-44-year-old group, those attaining at least a bachelor’s degree increased by 3 percent from 20.3 percent to 23.3 percent, which was higher than the state’s growth rate, 1.9 percent. Yet, percentages in both years were less than the state average.

For adults in the 45-64-year-old group, the percentage did not change, increasing slightly by 1.2 percent from 21.2 to 22.3 percent.

For adults in the 65-year-old and over group, Camden County performed a little bit different from the state. The percentage increased by 1.5 percent from 19.2 percent to 20.7 percent, less than the state’s 4.2 percent from 18.4 to 22.6 percent.

**Table 32: Educational Attainment at Least a Bachelor’s Degree by Age Groups for Camden County**

Age Group	Camden County		Georgia	
	2010	2015	2010	2015
25-34	20.1%	17.8%	28.8%	29.8%
35-44	20.3%	23.3%	30.8%	32.7%
45-64	21.1%	22.3%	27.8%	29.2%
65 Over	19.2%	20.7%	18.4%	22.6%

*Source: U.S. Census Bureau*

The percentage of the population with at least a bachelor’s degree in the 65-year-old and over group is largest in St. Marys compared with Camden County and Georgia. This is likely attributed to the large population of the retirement-age community that is well educated in St. Marys. Interestingly, this age group (65 and over) in St. Marys has a larger percentage of people with at least a bachelor’s degree than the 25-34-year-old group, which is the opposite trend from the state average.