



DEMOGRAPHICS AND PROJECTIONS

The City of McLendon-Chisholm has grown from its humble beginnings as two farming communities to an attractive residential community providing a variety of housing options, while attempting to maintain a housing inventory that is more focused on larger lots and encouraging a more rural atmosphere. This commitment to larger lots, that is lots that are an acre and one-half or larger, has a built in population regulator.

POPULATION

The average household in McLendon-Chisholm had a little over three persons according to the 2010 U.S. Census. In 2013 the average household had 3.25 people. Population is growing in McLendon-Chisholm, and historically has been at a more manageable rate than some of the surrounding communities. However, there a couple of large subdivisions that could change the population dramatically.

The City's population in 1990 was 548 according to the 1990 US Census. The population in 2000 according to the U.S. Census Bureau was 914. In 2010 the population grew to 1,373. In 2013 the estimated population was 1,669. Using this extrapolation the estimate for city population in 2015 is 1,866 and by 2020 could reach as many as 2362. If this trend were to continue, the population in 2030 would be 4203.

Growth of residential uses and families within the corporate limits continues to grow, in the 2010 Census the average family size was 3.0 people per household. In 2013 it is estimated to have increased to 3.25 people per household. It is likely that the household size will continue to increase as a younger population continues to move into the City.

Noteworthy in this analysis are two large residential developments that may have significant impact on population: one is the Sonoma Verde development that, upon completion of the last phase, allows as many as 1,095 homes and has the potential to increase the City's population by 3,558. The other potential development is Triple Creek Ranch Planned Development that could add as many as 1,867 residential units to the community and those additional homes could add another 6,067 people to the City. Given the existing population of around 1,866, the City's population could easily exceed 11,000 at build out of those two subdivisions.

Both the Sonoma Verde and Triple Creek development plans call for smaller lots that have off-site sanitary sewer systems provided for the communities, whereas, most of the rest of residential development in the City relies upon on-site sanitary sewer systems.