

2 TRENDS

INTRODUCTION

This chapter provides an overview and analysis of selected trends that may shape the future of the County. An analysis of demographic data is a helpful comprehensive planning tool. Evaluating changes in a community's population over time helps a locality better understand current needs and can help the community anticipate future needs that should be addressed in the plan's goals, objectives and policies.

An analysis of population, income, housing, and education data is presented below. This analysis also includes information comparing local and regional growth, age groups, persons per dwelling units (measure of average household size), and population forecasts. This data was presented to Botetourt County residents at a Public Workshop on October 24, 2009. Residents reviewed the data and analysis, and offered comments about the significance of this information for the future.

PEOPLE & JOBS

Population growth is an indicator of existing demand for services and can be used to predict future demand for public services such as education, recreation, and public safety. The 2008 American Community Survey estimates the population of Botetourt County to be 32,261. In contrast, the 2003 comprehensive plan estimated the County population to reach 32,200 in 2005. This comparison represents a slower rate of growth than anticipated in the last Comprehensive Plan update process. The Virginia Employment Commission projects Botetourt County's population to be 38,437 in 2030. Table 2 – Population Estimates & Forecasts for Botetourt County and Figure 2 – Alternative Population Forecasts, show three population projections that were considered for use in development of Comprehensive Plan.

The population projections labeled as "long term growth trend" are based on the rate of growth experienced in the County from 1900 to 2008 and includes periods of rapid growth and long periods of relatively small change. Population projections labeled as "short term growth trends" are based on the County's rate of growth from 1990 to 2008, a period which includes rapid population growth, particularly between 1990 and 2000. Population projections based on the long term and short term growth trends present widely varying projections that reflect the difference between rates of growth that may not be typical in the future; one includes growth periods when the County grew very little and the other places too much emphasis on the County's most rapid period of growth.

The population projections deemed most appropriate for use in this plan update were prepared by the Virginia Employment Commission (VEC) (Table 3– Virginia Employment Commission Population Forecast). The VEC population forecasts take into account anticipated growth rates and projected job growth in the region and state, as well as actual growth rates experienced by the county in the past and therefore are expected to provide the best representation of future growth in Botetourt County. The VEC projects that the County's population will increase by approximately 6,000 residents by 2030.

Table 2 – Population Estimates & Forecasts for Botetourt County

Alternative Population Forecasts (2000 to 2030)					
	2000 (actual)	2008 (estimate)	2010 (estimate)	2020 (projected)	2030 (projected)
VEC	30,496	32,261	33,156	35,756	38,437
Long Term Growth	30,496	32,261	32,445	34,518	36,724
Short Term Growth	30,496	32,261	34,075	38,075	42,543
2004 Comprehensive Plan Figures (estimates after year 2000)	30,496	33,250	34,300	38,500	N/A

Figure 2 – Alternative Population Forecasts

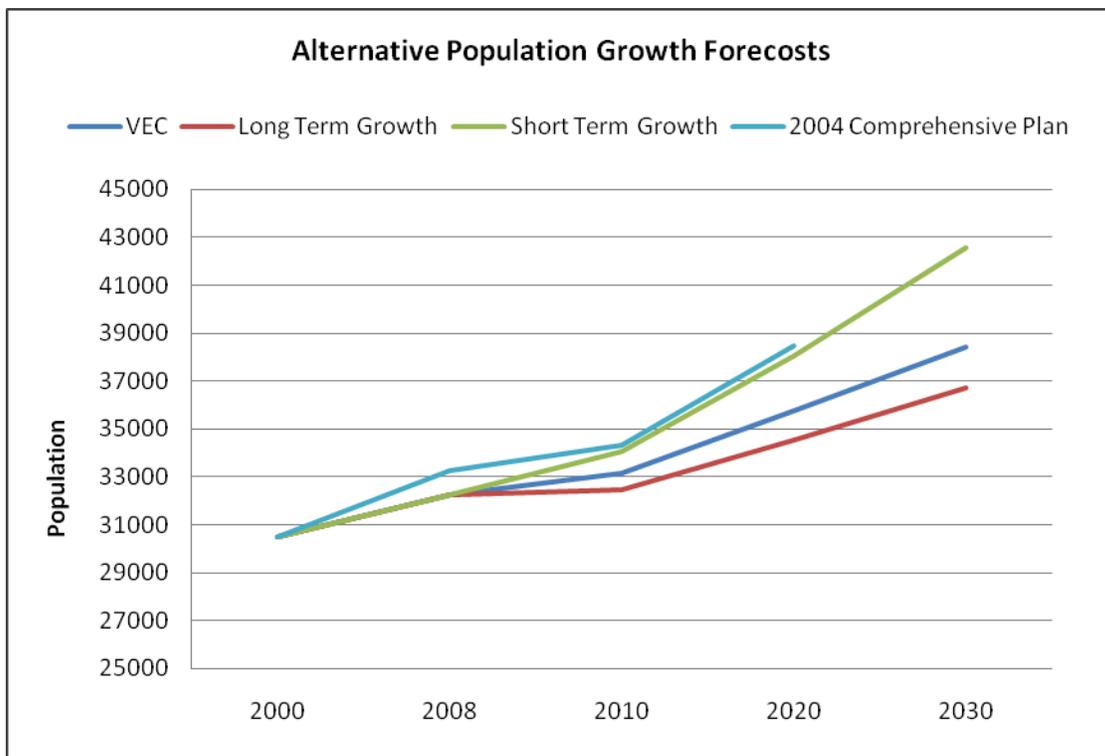


Table 3– Virginia Employment Commission Population Forecast

	Botetourt County	(% change)	Virginia	(% change)
1990	24,992		6,187,358	
2000	30,496	22.02 %	7,078,515	14.40 %
2010	33,156	8.72 %	8,010,239	13.16 %
2020	35,756	7.84 %	8,917,396	11.32 %
2030	38,437	7.50 %	9,825,019	10.18 %

Source: Virginia Employment Commission, Botetourt Community Profile

Botetourt County's population experienced relatively minor fluctuations between 1900 and 1970 (Table 4 – Historical Population Trends). After 1970, the county experienced significant population growth. Table 4 illustrates the growth of Botetourt County compared to the Roanoke MSA and the peer communities of Culpeper County and Rockbridge County. Between 1970 and 2008, the County grew over 77% with significant increases between 1970 and 1980 and between 1990 and 2000, while the Roanoke MSA and Rockbridge County grew only by 28.1% and 28.83% respectively during the same timeframe. While Botetourt County's growth outpaced that of the MSA as a whole, it did not outpace growth in Culpeper County, which grew by 148.64% between 1970 and 2008.

While Botetourt continues to grow at a faster rate compared to regional trends, the most recent data suggests a much slower rate of growth this decade than the previous decade. From 2000 to 2008, growth occurred at a rate of 5.0%, compared to a 22% increase in the previous decade of 1990 to 2000. The growth rate for the Roanoke MSA during this same time period (2000-2008) was 2.8%, as compared to 32.2% for Culpeper County and 3.0% for Rockbridge County.

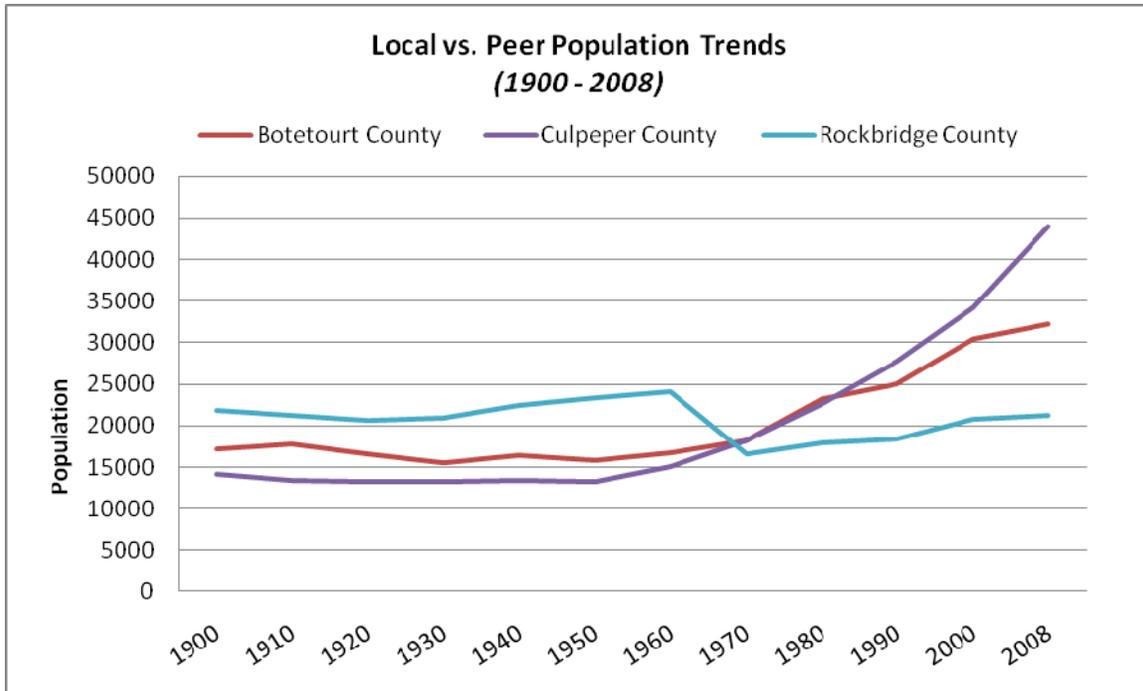
Table 4 – Historical Population Trends

LOCAL, PEER AND REGIONAL POPULATION TRENDS (1900 – 2008)								
Year	Botetourt County	Percent Change	Roanoke MSA Population*	Percent Change	Culpeper County	Percent Change	Rockbridge County	Percent Change
1900	17,161		84,739		14,123		21,799	
1910	17,727	3.3%	103,415	22.0%	13,472	-4.6%	21,171	-2.9%
1920	16,557	-6.6%	120,177	16.2%	13,292	-1.3%	20,626	-2.6%
1930	15,457	-6.6%	147,851	23.0%	13,306	0.1%	20,902	1.3%
1940	16,447	6.4%	158,264	7.0%	13,365	0.4%	22,384	7.1%
1950	15,766	-4.1%	177,185	12.0%	13,242	-0.9%	23,359	4.4%
1960	16,715	6.0%	204,799	15.6%	15,088	13.9%	24,039	2.9%
1970	18,193	8.8%	231,316	12.9%	18,218	20.7%	16,637	-30.8%
1980	23,270	27.9%	260,081	12.4%	22,620	24.2%	17,911	7.7%
1990	24,992	7.4%	268,513	3.2%	27,791	22.9%	18,350	2.5%
2000	30,496	22.0%	288,309	7.4%	34,262	23.3%	20,808	13.4%
2008	32,261	5.8%	297,029	3.0%	43,945	28.3%	21,312	2.4%

Sources: US Bureau of the Census; American Community Survey, 2008

*MSA Population adjusted to reflect sum population of all counties within existing MSA boundaries

Figure 3 - Peer County Comparison of Population Growth Trends



As population expanded during the 1980s and 1990s, population density for the entire County increased from 42 persons per square mile in 1980, to 56 persons per square mile in 2000, a 33% increase. Table 5 and Map 2 (Population Distribution – 2000 US Census Data) show total population and density in the year 2000 by U.S. Census Blocks. The majority of the population is concentrated in the southern part of the County, specifically in Census Tracts 403, 404, and 405. Table 5 shows that in 2000, 75% of County residents lived in those three Census Tracts, as compared to 72% in 1990, and only 66% in 1980. Map 2 and Map 4 (Population Distribution – Estimated 2009) provide a geographic analysis of population distribution and growth. Map 4 illustrates a more recent population distribution estimate based on the location of dwelling units and using an estimated average of 2.4 persons per dwelling unit.

Table 5 – Population Density by Census Tract (2000)

	401	402	403	404	405	Total
Square Miles	239	132	121	31	24	547
Population	3,415	4,213	8,258	7,112	7,498	30,496
Population/sq.mi.	14	32	68	229	312	56

Source: U.S. Bureau of the Census.

POPULATION AND AGE CHARACTERISTICS

In general, Botetourt County's population is aging; a trend that is occurring nationwide as the baby boom generation ages and the average lifespan increases. The median age of Botetourt County residents was 42.7 in 2007 and the rate of population growth is higher in older age groups (over 45) than in younger groups (Table 6 and Table 7).

Population increases in Botetourt County between 1980 and 1990 were primarily due to growth in age groups over 18. However, between 1990 and 2000, a different growth pattern emerged as evidence by three significant demographic trends. First, the five and under age group kept up with overall population growth, unlike the previous decade. Second, growth rates for the 45-64 year olds and 65 years and older were quite high, 54% and over 30% respectively, while the number of young adults 18-24 years declined 9% and the 24-44 year old age group failed to keep up with the overall population growth. Table 8 provides a more detailed growth projection per age group.

An aging population may bring an increased interest in mixed use and walkable communities as people live and work longer, either by choice or necessity. Walkable communities with a mix of uses are highly desirable for aging adults, as they provide employment opportunities, needed services, and housing without dependence upon an automobile. Reduced mobility among older residents often increases the demand for transportation services and the potential for transit; making a mix of land use highly desirable, as traveling long distances becomes more difficult. The provision of adequate public transportation increases the ability for seniors to remain independent longer. An aging population may also increase the demand for certain public services such as facilities that provide health care services, senior programs and police, fire and EMS services, as well as educational facilities for lifelong learning. Demands for senior housing, nursing homes and age restricted communities may also increase.

Table 6 –Age Group Trends Botetourt County (1990 to 2008)

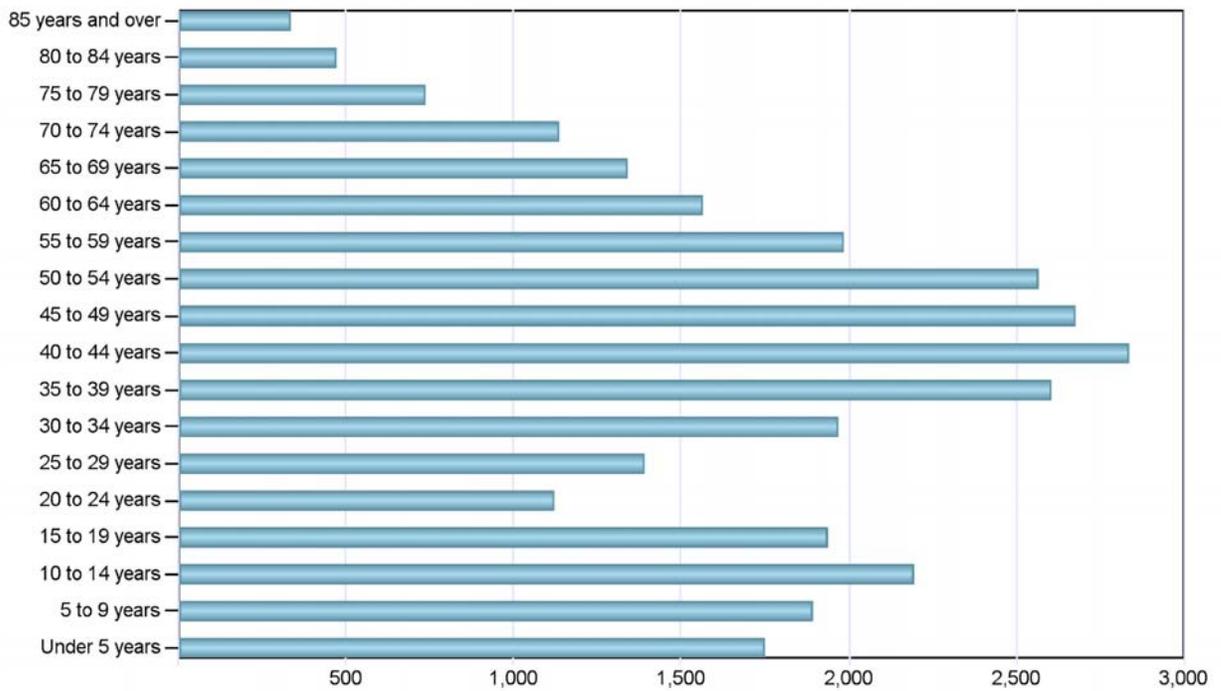
Population Age Groups (1990 - 2008)			
Age Group	1990	2000	2008
Total Population	24992	30496	31801
5 and under	1423	1749	1521
18 years and over	19184	23499	25217
65 years and over	3073	4012	4454

Sources: US Bureau of the Census; American Community Survey, 2008

Table 7 – Median Age, Peer County Comparison

Median Age of County Residents		
	2000	2007
Botetourt County	40.7	42.7
Roanoke MSA	39.2	40.7
Culpeper County	36.5	35.6
Rockbridge County	40.4	42.4

Figure 4 – 2000 Census Population Age Groups



Source: Virginia Employment Commission, Botetourt Community Profile, 2000 Census

Figure 5 - Age Group Growth Trends for Botetourt County (1990 to 2008)

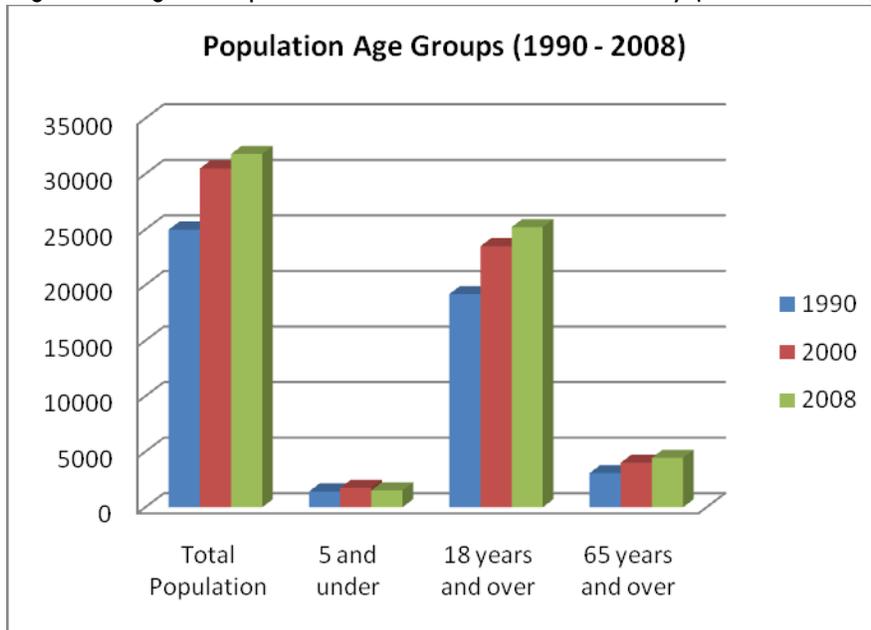


Table 8 – Population Projections by Age and Gender, Botetourt

	2010		2020		2030	
	Female	Male	Female	Male	Female	Male
Under 5 years	792	770	868	849	916	899
5 to 9 years	830	781	897	865	1,012	985
10 to 14 years	916	897	919	852	1,039	980
15 to 19 years	910	1,007	825	816	920	929
20 to 24 years	858	974	693	796	724	766
25 to 29 years	975	1,185	908	1,028	857	851
30 to 34 years	926	999	1,128	1,240	966	1,051
35 to 39 years	854	845	1,142	1,386	1,103	1,240
40 to 44 years	1,098	1,102	1,059	1,116	1,309	1,405
45 to 49 years	1,471	1,312	958	923	1,309	1,536
50 to 54 years	1,467	1,489	1,206	1,164	1,205	1,226
55 to 59 years	1,336	1,382	1,554	1,368	1,055	1,004
60 to 64 years	1,294	1,303	1,535	1,560	1,301	1,252
65 to 69 years	958	931	1,336	1,393	1,613	1,415
70 to 74 years	748	674	1,305	1,200	1,578	1,465
75 to 79 years	556	415	826	620	1,193	956
80 to 84 years	375	273	511	349	920	645
85 years and over	302	151	369	192	528	284
	16,666	16,490	18,039	17,717	19,548	18,889
	33,156		35,756		38,437	

Source: Virginia Employment Commission, Botetourt Community Profile

RACIAL AND CULTURAL COMPOSITION

The racial and cultural composition of the Botetourt County population has not changed greatly since 1990 see (Table 9). The County is mostly white, with other racial and cultural groups making up approximately 5% of the total population. As in other regions of Virginia, the percentages of Hispanic and Asian residents, though small in terms of total population, grew significantly, 69.2% and 46.5%, respectively, over the past ten years in the County. The African-American population increased only slightly by 3.7% during the same timeframe.

Table 9 – Racial and Cultural Composition Botetourt County (1990 – 2000)

Group	1990	2000	Percent Change
Total Population	24,992	30,496	22.0%
White	23,818	28,944	21.5%
White Hispanic	82	111	35.3%
White-Non-Hispanic	23,736	28,833	21.5%
Black	1,035	1,073	3.7%
American Indian, Eskimo or Aleut	22	66	200%
Asian or Pacific Islander	97	145	49.5%
Total Hispanic (any race)	107	181	69.2%
Other Race	20	59	195%
Two or More Races	N/A	209	N/A

Source: U.S. Bureau of the Census.

HOUSEHOLD CHARACTERISTICS

Changes in population characteristics and lifestyles have created greater diversity in household types throughout the United States over the past 20 years. There are more single heads of households, extended family households, and multigenerational households than in previous decades. Demand for a variety of housing types and sizes have grown in response to these demographic and social changes.

Table 10 – Household Type by Census Tract, Botetourt County (2000)

Household Type	401	402	403	404	405	Total	Percent
1 Person:	324	396	524	614	379	2,237	19%
Male Householder	166	191	264	296	103	1,020	9%
Female Householder	158	205	260	318	276	1,217	10%
2+ Persons:	1,052	1,318	2,596	2,108	2,351	9,425	81%
Married Couple Family	913	1,072	2,292	1,688	2,120	8,085	69%
Other Family	125	198	257	328	179	1,087	9%
Male HH-no wife	50	33	85	87	56	311	3%
Female HH-no husband.	75	165	172	241	123	776	7%
Non-Family Household:	14	48	47	92	52	253	2%
Male Householder	14	31	16	77	31	169	1%
Female Householder	0	17	31	15	21	84	<1%
Total	1,376	3,120	2,722	2,722	2,730	11,662	100%

Source: U.S. Bureau of the Census. Note: HH – householder

Table 11 – Botetourt County Household Type by Census Tract: Persons Under Age 18

Household Type	401	402	403	404	405	Total	Percent
Family Households:	381	496	972	900	1,060	3,809	94 %
Married-Couple Family	324	419	876	706	955	3,280	81 %
Other Family:	57	77	96	194	105	529	13 %
Male HH-no wife	31	15	44	55	30	175	4 %
Female HH-no husb.	26	62	52	139	75	354	9 %
Non-Family Household:	14	48	47	92	52	253	6 %
Total	395	544	1,019	992	1,112	4,062	100%

Source: U.S. Bureau of the Census. Note: HH - householder.

HOUSING CHARACTERISTICS

The majority of County residents and homes (also known as dwelling units) are located in the southern end of the County. In 2007, owner occupied dwelling units accounted for 11,398, or 81.7 percent dwelling units. According to the 2000 Census, approximately 81.6 percent of the County's housing stock was also owner occupied. This indicates that housing characteristics remained consistent over time and the County has not yet experienced significant demand for alternative housing styles. The tables below summarize the distribution of new dwelling types and type of construction and structural characteristics of the County's housing stock.

According to the 2007 data, the median value of housing in Botetourt County was \$177,700; a significant increase over previous years. Increased housing values were likely based on recent trends that affected the County and most regions of the country: a rapid rise in housing values due the competitive housing market and availability of easy credit and a movement toward larger houses over the last two to three decades. These trends may not be sustained long term given recent changes in the national economy. Table 13, Table 14, and Table 15 compare the median value of housing for Botetourt County from 1980 to 2007 and to peer communities and the MSA.

Table 12 – Total Housing Units Botetourt County

Total Housing Units (1970-2007)		
Year	Units	Change
1970	6,133	-
1980	8,467	38.1%
1990	9,785	15.6%
2000	12,571	28.5%
2007	13,954	11.0%

Sources: US Bureau of the Census; American Community Survey, 2008

Table 13 – Botetourt Housing Tenure and Characteristics, Trend

Housing Tenure and Characteristics (1980 to 2007)				
	1980	1990	2000	2007
Total Population	23,270	24,992	30,496	31,801
Housing Units	8,467	9,785	12,571	13,954
Persons Per Housing Unit	2.92	2.73	2.61	2.49
Occupied Units	7,972	9,148	11,700	12,772
Owner Occupied	6,605	7,842	10,268	11,398
Renter Occupied	1,367	1,306	1,432	1,374
Median Value	\$43,300	\$73,400	\$130,500	\$177,700
Median Rent	\$125	\$249	\$475	\$603
Vacant Housing	1,862	1,943	2,303	2,556
Vacancy Rate	22.0%	19.9%	18.3%	18.3%

Sources: US Bureau of the Census; American Community Survey, 2008

Table 14 – Housing Unit Values, Peer Comparison

Distribution of Housing Unit Value, Peer Comparison								
	Botetourt	Percent of Total	Culpeper	Percent of Total	Rockbridge	Percent of Total	Roanoke MSA	Percent of Total
Owner-occupied units	11,398		11,419		6,885		90,612	
Less than \$50,000	574	5.0%	307	2.7%	641	9.3%	4,679	5.2%
\$50,000 to \$99,999	1,598	14.0%	253	2.2%	1,077	15.6%	16,661	18.4%
\$100,000 to \$149,999	2,291	20.1%	907	7.9%	1,239	18.0%	26,418	29.2%
\$150,000 to \$199,999	2,532	22.2%	836	7.3%	977	14.2%	17,029	18.8%
\$200,000 to \$299,999	2,263	19.9%	2,578	22.6%	1,342	19.5%	14,299	15.8%
\$300,000 to \$499,999	1,860	16.3%	4,880	42.7%	923	13.4%	8,135	9.0%
\$500,000 to \$999,999	264	2.3%	1,520	13.3%	535	7.8%	2,948	3.3%
\$1,000,000 or more	16	0.1%	138	1.2%	151	2.2%	443	0.5%
Median (dollars)	177,700		331,900		173,900		145,300	

Sources: US Bureau of the Census; American Community Survey, 2008

Table 15 – 2007 Housing Tenure and Characteristics, Peer Comparison

2007 Housing Tenure and Characteristics, Peer County Comparison							
	Total population: Total	Persons Per Housing Units	Housing units: Total	Occupied	Owner Occupied	Renter Occupied	Vacant housing units: Total
Botetourt County, Virginia	31,801	2.48	13,954	12,772	11,398	1,374	1182
Culpeper County, Virginia	43,945	2.56	17,496	16,344	11,419	4,925	1152
Rockbridge County, Virginia	21,312	2.29	10,694	9,296	6885	2,411	1,398
Roanoke, VA MSA	294,422	2.31	138,148	123,888	90,612	33,276	14,260

The quality of housing has improved in Botetourt County over the past few decades as evidenced by a decline in the number of housing units that lack plumbing facilities as illustrated in Table 16. As indicated in Table 17, Botetourt County had more percentage of its housing lacking facilities than peer communities or the MSA.

Table 16 – Botetourt County Total Housing Units Lacking Plumbing

Historical Trend of Housing Units Lacking Plumbing	
2007	175
2000	248
1990	393

Sources: US Bureau of the Census; American Community Survey, 2008

Table 17 - Total Housing Units Lacking Plumbing, Peer Comparison

Housing Units Lacking Plumbing, Peer Comparison				
	Botetourt	Culpeper	Rockbridge	Roanoke MSA
Occupied housing units	12,772	16,344	9,296	123,888
Lacking complete plumbing facilities	175	0	112	512

Sources: US Bureau of the Census; American Community Survey, 2008

Table 18 –Housing Unit Density, Peer Comparison

Housing Units Per Density, Peer Comparison				
	Botetourt	Culpeper	Rockbridge	Roanoke MSA
Total housing units	13,954	17,496	10,694	138,148
1-unit, detached	11,722	12,833	8,576	99,625
1-unit, attached	325	1,306	4	3,230
2 units	124	429	185	4,262
3 or 4 units	71	331	141	2,761
5 to 9 units	172	509	266	4,753
10 to 19 units	96	1,180	116	10,376
20 or more units	38	208	34	4,824
Mobile home	1,406	700	1,372	8,244

Sources: US Bureau of the Census; American Community Survey, 2008

Table 19 – Housing Units Year Built, Peer Comparison

Distribution of Housing Units Per Year Built, Peer Comparison				
	Botetourt	Culpeper	Rockbridge	Roanoke MSA
Total housing units	13,954	17,496	10,694	138,148
Built 2005 or later	116	1,044	89	1,280
Built 2000 to 2004	1,189	2,811	313	7,732
Built 1990 to 1999	3,333	3,215	2,215	19,976
Built 1980 to 1989	2,010	3,224	1,647	19,337
Built 1970 to 1979	3,105	2,198	1,594	25,560
Built 1960 to 1969	1,256	1,423	930	17,856
Built 1950 to 1959	782	1,053	1,061	19,137
Built 1940 to 1949	692	638	482	8,566
Built 1939 or earlier	1,471	1,890	2,363	18,704

Sources: US Bureau of the Census; American Community Survey, 2008

The cost of housing was one item of concern to residents who participated in the Citizen Survey conducted in 2008. However, at least in terms of rental housing, Botetourt County is generally more affordable than peer counties and the Roanoke MSA. Table 13 and Table 20 provide a comparison of home values and rents, respectively.

Table 20 – Median Rent, Peer County Comparison

2007 Median Rent, Peer Comparison				
	Botetourt	Culpeper	Rockbridge	Roanoke MSA
Median Rent	\$603	\$882	\$579	\$625

Sources: US Bureau of the Census; American Community Survey, 2008

Table 21 – Rent as Percentage of Income, Peer Comparison

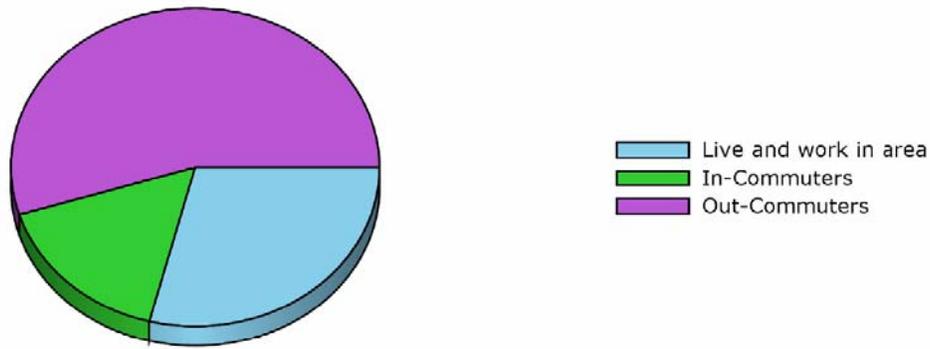
Gross Rent as Percentage of Income, Peer Comparison								
	Botetourt	Percent of Total	Culpeper	Percent of Total	Rockbridge	Percent of Total	Roanoke MSA	Percent of Total
Renter-occupied units	1,374		4,925		2,411		33,276	
Less than 15.0 percent	296	2.6%	317	2.8%	556	8.1%	5,041	5.6%
15.0 to 19.9 percent	228	2.0%	589	5.2%	172	2.5%	4,971	5.5%
20.0 to 24.9 percent	183	1.6%	421	3.7%	292	4.2%	4,791	5.3%
25.0 to 29.9 percent	79	0.7%	858	7.5%	77	1.1%	3,307	3.6%
30.0 to 34.9 percent	20	0.2%	370	3.2%	26	0.4%	2,316	2.6%
35.0 percent or more	370	3.2%	1,849	16.2%	995	14.5%	10,272	11.3%
Not computed	198	1.7%	521	4.6%	293	4.3%	2,578	2.8%

Sources: US Bureau of the Census; American Community Survey, 2008

REGIONAL MOBILITY

Botetourt County's transportation system is heavily auto-dependant with few options for public transit. Figure 6, Table 22, and Table 23 present commuting data for Botetourt County derived from Virginia Employment Commission information. The data highlights the net "journey to work" migration of daily commuters to and from the County. In 2007, 2,990 residents of other jurisdictions commuted into the County to their place of employment (also known as in-commuters). Conversely, 10,150 Botetourt residents commuted to other jurisdictions to their place of employment (out-commuters). Approximately 78% of these out-commuters traveled to Roanoke City or Roanoke County for employment. Thus, on an average, there is a net out-migration of 7,160 residents each day. This compares to a 1990 net out-migration of 6,757. The net outmigration from the County can be attributed to the increase in housing and population over the past two decades and the high number of employment opportunities found in the more urban portions of the Roanoke Valley. Most commuters coming into the County to work are from Roanoke City and Roanoke County.

Figure 6 – Botetourt County Commuting Patterns



Commuting Patterns	
People who live and work in the area	5,369
In-Commuters	2,990
Out-Commuters	10,150
Net In-Commuters (In-Commuters minus Out-Commuters)	-7,160

Source: Virginia Employment Commission, Botetourt Community Profile

Table 22 – Top 10 Places Residents are Commuting TO and FROM

Commuting TO

Commuting FROM

Area	Workers
Roanoke city, VA	5,563
Roanoke County, VA	2,387
Salem city, VA	1,006
Alleghany County, VA	240
Rockbridge County, VA	149
Clifton Forge city, VA	105
Bedford County, VA	95
Montgomery County, VA	82
Covington city, VA	58
Bedford city, VA	50

Area	Workers
Roanoke County, VA	831
Roanoke city, VA	768
Bedford County, VA	487
Franklin County, VA	163
Salem city, VA	109
Rockbridge County, VA	90
Clifton Forge city, VA	61
Alleghany County, VA	59
Montgomery County, VA	55
Covington city, VA	39
Craig County, VA	39

Table 23 – Commuting to Work Comparison

Peer Comparisons of Commuting to Work				
	Roanoke MSA	Botetourt	Culpeper	Rockbridge
Workers 16 years and over	138,731	15,852	21,110	10,207
Car, truck, or van -- drove alone	116,272	13,604	16,263	7,782
Car, truck, or van -- carpooled	13,342	1,242	2,994	1,546
Public transportation (excluding taxicab)	1,299	11	146	24
Walked	2,183	221	334	310
Other means	1,033	88	284	92
Worked at home	4,602	686	1,089	453
Mean travel time to work (minutes)	21.5	25.7	37.4	22.9

INCOME

Income distribution is a helpful tool for evaluating the economic vitality of a community. Income data can be an indicator of the types of services and needs that County residents may require.

Table 24 shows that the median annual gross income of \$42,883 in Botetourt County was estimated to be higher than comparable median gross incomes the Roanoke MSA and peer communities. This may be attributed to the fact that the number of people in age groups that are typically at their peak earning power has increased in the County over the last decade and there has been an increase in the number of professional and/or higher-paying jobs in the County. By 2008, median annual gross income levels were about 30% higher than the Roanoke region, while median household income in Botetourt County, \$58,187, was approximately 26% higher than the regional median income.

Table 24 – Median Annual Gross Income Trend, Peer County Comparison

Median Annual Gross Income (1996 to 2008)								
	Botetourt	Percent Change	Culpeper	Percent Change	Rockbridge	Percent Change	Roanoke	Percent Change
1996	\$26,731		\$23,241		\$19,759		\$21,637	
1997	\$28,441	6.4%	\$24,380	4.9%	\$21,390	8.3%	\$22,823	5.5%
1998	\$29,423	3.5%	\$25,802	5.8%	\$22,462	5.0%	\$23,847	4.5%
1999	\$30,527	3.8%	\$27,099	5.0%	\$23,015	2.5%	\$24,492	2.7%
2000	\$32,141	5.3%	\$28,434	4.9%	\$24,477	6.4%	\$25,518	4.2%
2001	\$32,266	0.4%	\$29,469	3.6%	\$24,416	-0.2%	\$25,621	0.4%
2002	\$32,467	0.6%	\$30,466	3.4%	\$24,310	-0.4%	\$25,568	-0.2%
2003	\$33,189	2.2%	\$30,935	1.5%	\$24,219	-0.4%	\$25,444	-0.5%
2004	\$35,017	5.5%	\$33,241	7.5%	\$25,934	7.1%	\$26,433	3.9%
2005	\$38,440	9.8%	\$37,299	12.2%	\$29,251	12.8%	\$29,963	13.4%
2006	\$39,929	3.9%	\$38,158	2.3%	\$30,196	3.2%	\$30,999	3.5%
2007	\$41,345	3.5%	\$39,873	4.5%	\$31,430	4.1%	\$31,857	2.8%
2008	\$42,883	3.7%	\$41,741	4.7%	\$32,745	4.2%	\$32,832	3.1%

Sources: US Bureau of the Census

Table 25 – Income Distribution, Peer Comparison

Peer Comparison of Income (in 2007 inflation-adjusted collars)				
	Roanoke MSA	Botetourt	Culpeper	Rockbridge
Total households	123,888	12,772	16,344	9,296
Less than \$10,000	9,347	659	835	729
\$10,000 to \$14,999	7,189	481	903	576
\$15,000 to \$24,999	13,629	1,237	1,498	1,346
\$25,000 to \$34,999	16,955	1,278	1,478	1,299
\$35,000 to \$49,999	19,687	1,831	2,266	1,451
\$50,000 to \$74,999	24,829	2,722	3,606	1,889
\$75,000 to \$99,999	14,569	1,953	2,037	1,034
\$100,000 to \$149,999	11,472	1,610	2,406	568
\$150,000 to \$199,999	3,206	478	921	234
\$200,000 or more	3,005	523	394	170
Median household income (dollars)	46,103	58,187	59,138	41,298
Mean household income (dollars)	59,183	71,499	69,619	53,849
Families	79,873	9,675	12,091	6,439
Less than \$10,000	3,111	237	263	129
\$10,000 to \$14,999	2,081	249	667	249
\$15,000 to \$24,999	5,749	633	603	556
\$25,000 to \$34,999	9,488	815	935	1,052
\$35,000 to \$49,999	12,901	1,244	1,794	1,093
\$50,000 to \$74,999	18,833	2,373	2,723	1,532
\$75,000 to \$99,999	12,654	1,846	1,806	952
\$100,000 to \$149,999	9,720	1,393	2,154	511
\$150,000 to \$199,999	2,810	448	795	234
\$200,000 or more	2,526	437	351	131
Median family income (dollars)	57,517	68,085	65,671	54,052
Mean family income (dollars)	70,499	80,335	77,430	63,223
Per capita income (dollars)	25,347	28,811	25,516	23,256

Sources: US Bureau of the Census; American Community Survey, 2008

EDUCATION

The general education statistics presented in Table 26 highlight significant overall improvements in educational attainment among Botetourt County residents. In 1970, only 38.3% of the residents 25 years or older had completed high school. By 2008, the percentage of graduates had increased to 88.3%. The percentage of college graduates increased from 2.9% to 23.2% between 1970 and 2008. The median school years completed increased from 10.4 years in 1970 to 12.2 in 1980. Statistics on median school years completed in 1990, 2000, 2008 were not available; however, the positive changes in the high school and college graduation rates and the change in employment types indicate that they continue to increase.

Table 26 – General Education Statistics 1970 – 2000

People 25 years old and older	1970	1980	1990	2000
Percent High School Graduates	38.3%	57.7%	72.9%	81.1%
Percent College Graduates	2.9%	10.9%	13.6%	19.5%
Median School Years Completed	10.4	12.2	NA	N/A

Source: U.S. Bureau of the Census. NA - Not available.

WORK FORCE

Employment levels in the County have fluctuated over the last 30 years. During the economic boom period of the late 1960s and early 1970s, unemployment was very low (1.6%). However, by 1982, unemployment had reached 8.4%. Between 1987 and 1992, unemployment in Botetourt County decreased to 3.5% in 1990, but peaked in 1992 at 5.8%. Since 1994, unemployment for the region has remained at or below 3% and has been consistently lower than comparable periods for Virginia and the whole country. Growth in employment kept up with population growth in the period between 1990 and 2000. In 2008, unemployment spiked to 3.8%, but still remained lower than surrounding localities (Table 27 and Table 28).

Table 27 – Labor Force, Region and Peer Counties

Peer Comparison of Labor Force				
	Roanoke MSA	Botetourt	Culpeper	Rockbridge
Population 16 years and over	238,367	26,042	34,185	17,336
In labor force	151,482	16,858	22,865	10,892
Civilian labor force	151,343	16,858	22,754	10,888
Employed	143,915	16,210	21,737	10,432
Unemployed	7,428	648	1,017	456
Armed Forces	139	0	111	4
Not in labor force	86,885	9,184	11,320	6,444
Civilian labor force	151,343	16,858	22,754	10,888
Unemployed	4.9%	3.8%	4.5%	4.2%

Sources: US Bureau of the Census; American Community Survey, 2008

Table 28 – Ratio of Employment to Population, Botetourt (1990 to 2008)

	1990	2000	2008
Population	24,992	30,496	31,801
Employment	12,895	16,488	16,210
Ratio	51.6%	54.1%	51.0%

Sources: US Bureau of the Census; American Community Survey, 2008

The County has seen significant changes in the occupations of its residents with a shift toward professional and service employment. In 1980, “technicians, sales, and administrative support” was the dominant occupation of County residents (27%), followed by “operators, fabricators, and laborers” (24%). In 1990, the major occupation of County residents was also “technicians, sales, and administrative support” (30%), followed by “managerial and professional” (22%), and “operators, fabricators, and laborers” (20%). By 2008, the “manufacturing” category had become the largest, reflecting a shift in the County’s economy towards this industry. At the same time, natural resource oriented jobs of “farming, forestry, and fishing” continued to suffer significant declines. Current occupations by age groups of Botetourt County residents during 2008 are shown in Table 29.

Table 29 – Age of Work Force by Industry – 2008

	14 - 18	19 - 21	22 - 24	25 - 34	35 - 44	45 - 54	55 - 64	65+
Total, All Industries	343	514	614	2,051	2,665	2,691	1,725	471
Agriculture, Forestry, Fishing & Hunting	4			19	16	24	11	11
Mining			5	17	24	35	23	6
Utilities								
Construction	7	50	62	220	243	220	125	30
Manufacturing	6	55	100	487	672	605	324	25
Wholesale Trade	6	20	51	194	242	232	125	55
Retail Trade	67	122	101	269	328	319	270	61
Transportation and Warehousing	5	15	28	124	167	219	121	28
Information			4	21	25	25	18	3
Finance and Insurance		3	7	29	35	34	24	7
Real Estate and Rental and Leasing		5	9	12	19	18	10	5
Professional and Technical Services	9	14	18	51	62	88	33	12
Management of Companies and Enterprises		3	6	30	44	45	34	4
Administrative and Waste Services	3	11	29	58	73	94	48	20
Educational Services		8	28	114	218	238	214	57
Health Care and Social Assistance	42	53	61	164	210	220	162	70
Arts, Entertainment, and Recreation	13	6	4	8	23	13	16	7
Accommodation and Food Services	163	123	68	134	127	106	56	33
Other Services, Ex. Public Admin	11	9	16	32	34	51	37	15
Public Administration		12	16	65	102	105	72	20

Source: U.S. Census Bureau, Local Employment Dynamics (LED) Program, 2nd Quarter (April, May, June) 2008, all ownerships.

*Some data for age distribution related to employment type not provided.

AGRICULTURAL ACTIVITY

Table 30 traces changes in the characteristics of agriculture in Botetourt from 1982 to 2007. These statistics were obtained from the Census of Agriculture for the years 1982, 1987, 1992, 1997, 2002, and 2007 as published by the U.S. Bureau of the Census. In general, these statistics show a diminishing role for agriculture as a part of the Botetourt County economy. Concerns about the potential conversion of farmland to other uses were raised at public workshops on the plan.

The number of farms in Botetourt County has been declining over the years (13.8 percent between 1982 and 1997), but has recently rebounded to 638 in 2007. While the number of farms has increased, the total acreage devoted to farming has declined, with a decrease of average farm size from 167 acres to 138 acres. This is likely due either to farm diversification, or medium sized farms being sold for other uses, leaving large and small farms intact. Although the number of farm acres has declined, the average value of farms has increased 75 percent from 1997 to 2007, reflecting an overall trend of increasing land values in the County as a whole; farm value may decline in the future given the recent collapse of the real estate market.

Table 30 – Agricultural Statistics

Agricultural Statistics (1982 to 2007)						
	1982	1987	1992	1997	2002	2007
Number of Farms	586	532	512	505	610	638
Land in Farms (acres)	97,835	97,523	96,833	90,502	97,091	87,913
Average Farm Size (acres)	167	183	189	179	159	138
Estimated market value of land and buildings						
Average per farm dollars	\$179,118	\$202,592	\$259,284	\$332,893	\$496,590	\$584,921
Average per acre dollars	\$1,007	\$1,070	\$1,459	\$1,870	\$2,732	\$4,245
Total Cropland (acres)	46,236	40,465	41,373	40,662	44,393	27,662
Harvested Cropland (acres)	19,193	19,397	18,689	20,023	23,458	21,005
Market value of agricultural products sold\$1,000	\$10,580	\$11,934	\$12,549	\$10,773	\$9,982	\$13,548
Average per farm dollars	\$17,983	\$22,432	\$25,410	\$21,253	\$16,365	\$21,234
Crops, including nursery and greenhouse crops\$1,000	\$2,011	\$2,086	\$2,138	\$1,772	\$1,850	\$2,488
Livestock, poultry, and their products\$1,000	\$8,527	\$9,848	\$10,411	\$8,961	\$8,133	\$11,059

PLANNING FOR GROWTH AND CHANGE

Change is usually inevitable, but not entirely unpredictable. As the children of the baby boom generation age and graduate from the County school system, they often leave the County to pursue higher education, job opportunities, or a greater diversity of housing options. Those same boomer children may gravitate back to the area with young families because of the quality of life and superior education system. Seniors are increasingly choosing to “age in place” rather than migrate away from familiar communities for their retirement years. To remain attractive, competitive and stable, the County needs to anticipate changes that will affect the future and anticipate local, regional and national trends that will influence future land use patterns and drive public facility and utility needs. This comprehensive plan is designed to respond to the driving forces that will affect the County's future through policies that will maintain the county's quality of life and economic vitality.