

2016 Town of Berryville Comprehensive Plan

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Chapter 4 | Population

The Comprehensive Plan is designed to be a guide for development, and must measure community needs. Decisions concerning these needs depend on the number and characteristics of the citizens to be served. Therefore, a study of population is an essential element. This chapter will discuss past trends and present characteristics of the population of Berryville. These will be related to the population trends and characteristics of Clarke County. The population of Berryville is projected to the year 2030. These projections are based on assumptions about the factors affecting population, and as unforeseen events occur are subject to significant change. They are developed as carefully as possible and serve as useful planning tools, but must not be mistaken as population targets.

POPULATION GROWTH RATES

Figure 4.1 shows the changing populations of Berryville and Clarke County since 1950. A large jump in Berryville's population occurred from 1980 to 1990 with a 76.81% growth rate. From 1990 to 2000, however, Census figures indicate the population dropped by 134 residents. This decline reflects a -4.3% growth rate. **2010 Census numbers identify another significant increase in population, over 40%, from 2000 to 2010.**

Growth in a town's population is usually affected by the in-migration, out-migration, births and deaths. However, from 1980 to 1990, annexation had the largest impact on Berryville's population. After annexation, net migration (the number of people moving into Town minus the number moving away) was likely the second-greatest factor in Berryville's population increase during the 1980's.

As indicated above, the sizable jump in the Town's population from 1980 to 1990 can be attributed largely to the January 1, 1989, annexation of approximately 350 acres surrounding the Town. In 1986 it was determined that there were 344 occupied dwelling units and an estimated 922 people within the annexed area. If annexation is taken into account, the rate of growth of the present incorporated area was probably only 20-23 percent from 1980 to 1990. This rate of growth for the Town is still double the rate between 1970 and 1980, and is comparable to Clarke County as a whole. **Annexations attributed to minimal population growth between 2000 and 2010.**

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**Figure 4.1 Historical Rates of Growth –
Berryville and Clarke County 1950 - 2010**

Year	Town of Berryville	% Change	Clarke County	% Change	Town % of County Population
1950	1,401	-	7,704	-	19.8
1960	1,645	+17.4	7,942	+12.3	20.7
1970	1,569	-4.6	8,102	+2.0	19.4
1980	1,752	+11.7	9,965	+23.0	17.6
1990	3,097	+76.77	12,101	+21.4	25.6
2000	2,963	-4.33	12,652	+4.55	23.4
2010	4,185	+41.24	14,034	+10.91%	29.8

Sources: Berryville Comprehensive Plan updates, 1987, 1999, 2005
U.S. Census Bureau of Population, 2012
U.S. Census Bureau Profile of General Demographic Characteristics, 2010

Census figures indicate a drop in population between 1990 and 2000. Curiously, the number of total housing units rose from 1,096 to 1,312. This drop-off may be due to inaccurate census information from the 1990 census, the 2000 census, or both. A total of **48** annexations ~~took~~ **have taken** place between 1990 and 2010. These annexations added approximately ~~90~~ **618** acres to the Town while adding ~~less than 30~~ **approximately 162** people to the population.

POPULATION CHARACTERISTICS

Berryville is relatively densely populated within the corporate limits. The ~~2000~~ **2010** population of ~~2,963~~ **4,185** is distributed on approximately ~~1,238~~ **1,370** acres, resulting in a density of ~~2.39~~ **3.05** people per acre.

Figure 4.2 shows the distribution of the population by age group for ~~1990 and 2000~~ **and 2010**. The largest numerical gain in this period of time was the ~~5 to 14~~ **45 to 55** year old age group, gaining ~~65~~ **333** people. The second and third largest gains were seen in the ~~35 to 44~~ **5 to 14** and ~~45 to 54~~ **55 to 64** year old age groups, **with 198 and 188** respectively. This reflects the trend of the period from 1980 to 1990 that indicated large increases in the 25 to 34 and 35 to 44 year old groups. This is also reflective of a national trend with the generation known as

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“baby boomers” (those born in the twenty years following World War II) age groups. This group represents 30.1 percent of the Town’s population.

There were no population decreases in any of the age groups in 2010. With a significant increase in the 5 to 14 year old age groups, an increase in school enrollments is anticipated. The increase in both the 45 to 54 and 55 to 64 year old age groups warrants a review of housing policies that would accommodate both groups in the coming years. The most significant population decrease indicated in Table 4.2 is for the age ranges between 15 and 34 years old (- 294). The number of children under five years of age dropped by 24, which is quite different from the 1980 to 1990 figure which indicated a significant increase in this age group (+105). This latest number implies that there may be a slight drop in the number of school aged children in Town in the coming years. As there is more in migration than in previous years, it is expected that the number in this age group will increase as new single family homes are completed. School enrollments in 2004 show that this is already occurring, indicating an increase (903 in 1997 to 928 in 2004) in the number of PK 5th grade enrollments (please see Figure 6.1).

Figure 4.2 Age Distribution 2000 and 2010

Age Group	2000		2010		Numerical Change 2000 – 2010
	Total	% of Whole	Total	% of Whole	
0 - 4	168	5.7	259	6.2	+91
5 - 14	416	14.0	614	14.7	+198
15 - 24	268	9.1	424	10.1	+156
25 - 34	313	10.6	352	8.4	+39
35 - 44	495	16.7	562	13.5	+67
45 - 54	351	11.8	684	16.3	+333
55 - 64	285	9.6	473	11.3	+188
65 - 74	292	9.9	353	8.4	+61
75 - 84	253	8.5	288	6.9	+35
85+	122	4.1	176	4.2	+54
TOTALS	2963	100.0	4185	100.0	1222

SOURCES: U.S. Census Bureau American Fact Finder
Berryville Comprehensive Plan update 2005

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Figure 4.3 illustrates the median age of residents of Berryville, Clarke County, and Virginia. The median age of Berryville’s population increased from 38.0 in 1990 to ~~41.3 in 2000~~ **43.3 in 2010**. This follows the trend of Clarke County and the Commonwealth of Virginia. **For the first time since 1980, the median age in Berryville is younger than in Clarke County.**

Figure 4.3 Median Age – 1980 - 2010

<u>Year</u>	<u>Berryville</u>	<u>Clarke County</u>	<u>Virginia</u>
1980	44.1	33.6	29.8
1990	38.0	36.5	32.6
2000	41.3	40.6	35.7
2010	43.3	44.9	37.5

SOURCES: Berryville Comprehensive Plan Update 1999
U.S. Census - Profile of General Demographic Characteristics

The 1990 Census shows that females comprised 55.6 percent and males 44.4 percent of Berryville’s total population. The 2000 census shows a slight change of 55.2 and 44.8 respectively. **In 2010, 53.2 percent of the population of Berryville were female (median age 44.9 years) and 46.8 percent were male (median age 41.1 years).** This represents a higher percentage of females than either the County (~~50.5%~~ **50.1%**) or the Commonwealth (~~51.0%~~ **50.9%**).

Figure 4.4 compares household size in Berryville, Clarke County, and the Commonwealth for ~~from 1980, 1990 and 2000 through 2010~~. ~~Berryville is consistent with Clarke County and Virginia in the decrease in the average household size. This change is due in part to the children of the “baby boomer” population having lower birth rates than previous population groups.~~ **The average household size of Berryville and the Commonwealth has increased since the 2000 census which is contrary to that of Clarke County.**

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Figure 4.4 Average Household Size – 1980 - 2010

Year	Berryville	Clarke County	Virginia
1980	2.41	2.74	2.77
1990	2.73	2.78	2.61
2000	2.28	2.50	2.54
2010	2.46	2.49	2.56

SOURCES: U.S. Census Profile of General Demographic Characteristics: 2000 Berryville Comprehensive Plan Update

Berryville’s racial composition is similar to that of Clarke County, as shown in Table 4.5. Compared with the Commonwealth of Virginia figures, there is a rather small percentage of non-whites living in Berryville, and even smaller in the County. This is consistent with a long-term pattern found in most of the Shenandoah Valley.

Figure 4.5 Racial Composition – 1980 - 2010

	Berryville	Clarke County	Virginia
1980			
% white	86.9	88.2	79.2
% non-white	13.1	11.8	20.8
1990			
% white	86.9	90.8	77.4
% non-white	13.1	9.2	22.6
2000			
% white	84.5	91.1	72.3
% non-white	15.5	8.9	27.7
2010			
% white	84.8	91.0	71.3
% non-white	15.2	9.0	28.7

SOURCE: Berryville Comprehensive Plan Update 2000
U.S. Census Profile of General Demographic Characteristics: 2010

PROJECTIONS

The future population projection is an indicator of the likelihood of growth in the Town. The size, kind, and number of community facilities that should be available, and the potential for industrial, commercial, and residential expansion are related to future population estimates. Population projections are based on an analysis of past trends and present development. With

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a relatively small population base, unforeseeable events could greatly alter the projections. ~~The establishment or closing of a large industry in or near Berryville or a downturn in the national economy are examples of such uncertain events.~~ **The closing of the American Woodmark manufacturing facility was a significant loss for the Town and County. Berryville Graphics will add approximately 90 jobs to their plant as announced in early 2012 by Governor McDonnell. In 2012, the national and global economies continue to struggle however the number of business licenses has increased from 2010 figures.**

Figure 4.6 Population Projections – Adjacent Communities

	1990 Total	2000 Total	2010 Total	2020 Projected	2030 Projected
Clarke County	12,101	12,652	14,034	15,400	16,600
Loudoun County	86,129	169,599	312,311	330,000	390,000
Frederick County, VA	45,723	59,209	78,305	84,300	96,100
Warren County	26,142	31,584	37,442	40,800	45,200
Winchester city	21,947	23,585	26,203	27,700	29,300
Berkeley County, WV	59,926	75,905	104,287	128,550	155,566
Jefferson County, WV	35,926	42,190	53,537	62,691	71,208

SOURCE: Virginia Employment Commission, August 2012; West Virginia University Bureau of Business and Economic Research

Population growth in the Berryville area is also affected by the growth of nearby population centers. Figure 4.6 illustrates current and projected population figures for adjacent cities and counties. Winchester and Frederick County to the west have experienced steady growth in the last 10 years, while Loudoun County continues to prosper. Jefferson and Berkeley Counties, including the Charles Town area, are also anticipating large population gains in the next few years. The ramifications of large population centers developing in the region will have an effect on Berryville and Clarke County, most notably with transportation networks.

Population forecasts here are based on the assumption that fairly stable economic and political conditions will exist, that no devastating disasters will occur, and that the present social structure will not change dramatically. **The numbers projected in Figure 4.6 have decreased from the 2000 estimates due to the slowdown of the economy.**

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Lack of historical data makes a trend analysis difficult. Clarke County's Comprehensive Plan calls for growth to occur at existing population centers, with Berryville identified as the major growth area. It is therefore anticipated that Berryville will capture a higher percentage of the county's future growth than it has in the past.

SUMMARY

Berryville's population ~~decreased~~ **increased** by 41.2% percent since ~~1990~~ **2000** to stand at ~~2,963~~ **4,185** in ~~2000~~ **2010**.

The median age increased from ~~38.0~~ **41.3** ~~41.3~~ **to 43.3** in the period from ~~1990~~ **2000** ~~to 2000~~ **to 2010**. In ~~2000~~ **2010** caucasians comprised ~~84.5~~ **84.8** percent **of the Town's population**—the latter is a slight decrease from ~~86.9%~~ **1990**. The average household size ~~decreased~~ **increased** from ~~2.73~~ persons in the ~~1990's~~ to 2.28 persons in ~~2000~~ **to 2.46** in ~~2010~~ **2010**. Both Clarke County and the Commonwealth of Virginia indicated similar trends.

Though it is recognized that population growth for small towns is especially vulnerable to economic events and other unpredictable factors, projections for Berryville's population have been made. Berryville's population is projected to be between 4,510 and 6,082 by the year ~~2030~~.

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