

2026 WAYNE TOWNSHIP GROWTH MANAGEMENT PLAN UPDATE



ADOPTED: XXXX



ACKNOWLEDGMENTS

Our Residents.

Trustees

Jason Ritter, Chair
Harold Grosnickle
Teresa Hinnens

Zoning Commission

Merrie Lou Abney, Chair
John Pringle, Vice Chair
Cheryl Cox, Secretary
Sue Allen
Mike Parcell
Butch Lorentz, Alternate

Township Staff

Dave Moulden, Township Administrator
Ron Luttrell, Township Fire & Rescue Fire Chief
Warren Walker, Township Fiscal Officer
Allen R Carrier, Zoning Administrator
Crystal Snider, Assistant Zoning Inspector

Plan Consultants | McBride Dale Clarion

Jonathan Woche, AICP
Elizabeth Fields, AICP
Max Merritt, AICP

TABLE OF CONTENTS

Chapter 1 | Introduction and Process

Introduction	5
Users of the Plan	6
Planning Process	7
Plan Themes	8

Chapter 2 | Plan Context

Regional Context	9
Data Sources	10
Trends & Forces	11
Summary of Trends & Forces	16

Chapter 3 | Township Resources

Environmental Constraints	17
Parks, Recreation, & Community Facilities	18
Utilities, Services, & Facilities	22
Transportation	25
Businesses	28
Housing & Rural Character	32

Chapter 4 | Growth Management Vision

Land Use	37
Future Land Use	39

Page left intentionally blank.



1

INTRODUCTION & PROCESS

Introduction & Plan Process



INTRODUCTION

Wayne Township is a dynamic rural community centered around Stonelick Lake State Park just 25 miles east of Cincinnati in Clermont County. Due to its north-easterly placement within the county and distance from the interstates, this area is not currently experiencing as much current growth as are neighboring townships to the west. However, to anticipate and prepare for the pressure of this expected growth, a Growth Management Plan is established. This Plan contains a strategy for assisting Wayne Township in the management of this growth as it transpires.

Wayne Township residents enjoy the rural and scenic qualities that presently exist and the convenient proximity to suburban amenities. To maintain this character and quality for years to come, great emphasis should be placed on preserving and promoting the existing character of Wayne Township. Events that occur in neighboring townships and the surrounding Tri-State area will have an influence on Wayne Township's future. Great importance should be placed on communication, correlation, and understanding between political jurisdictions to create a network where essential information can be shared. With this plan, Wayne Township takes a collective leadership position on the ongoing challenges and future opportunities to protect our residents.

This update to the Growth Management Plan for Wayne Township was initiated by the proactive effort by the Wayne Township Trustees and Zoning Commission. The purpose of the update is to guide future land use decisions associated with population growth

and new development due to new infrastructure upgrades and pressures from growth in adjacent neighboring communities. The update involved a review of the existing conditions and most recently available census data—combined with insight on changing local conditions & community input. Wayne Township will reaffirm the community's goals and create new actionable items for the community to work towards to ensure future development aligns with the community's vision.

What is a Growth Management Plan?

Growth management plans guide long-term development strategies & decision-making by stating community policy or intent for the future preservation or growth and development of a community. The plan calls out key topic areas, states goals & objectives, and contains a future land use map with districts that show where the policies apply.

While the plan states the intent & vision for a community, a zoning code is law and used to execute the vision as determined by the plan. The code regulates: the location of uses, bulk and dimensional standards (i.e. height, setback, lot width), impacts (i.e. parking, landscaping, lighting), and determines how uses are reviewed and approved.

Who uses the Growth Management Plan?

The policies in this Plan have been designed for regular use in making public and private decisions about growth and development. The following section describes how different users can use this document.

USERS OF THE PLAN

Landowners/General Public. To determine the development potential of land owned and the possible impact on surrounding property. The landowners/public should incorporate the Growth Management Plan in their initial planning for future land uses. When specific requests are made, the Plan can be used as supporting information.

Developers. A developer or property owner can petition for a rezoning request that is consistent with Township policies, thereby increasing the chances of rezoning approval and minimizing guesswork and wasted time.

Zoning Department Staff. The Wayne Township Zoning Staff will review the rezoning request while considering the adopted Growth Management Plan and advise which policies support the rezoning, conflict with the rezoning, or carry the most weight in determining property rezoning.

Zoning Commission. Prior to a regular meeting of the Zoning Commission, members can make their own determination as to the consistency of the rezoning request with the Growth Management Plan. At the meeting, the entire Commission will review and decide upon the petition, using the Plan as a foundation for recommending approval or denial. The Commission may choose to give different weight to different policies, and where policies appear to conflict, the Commission will decide which policy should be followed.

Board of Zoning Appeals. The Wayne Township Board of Zoning Appeals can use the plan to determine if a proposal fits the intended land use, character, and infrastructure capacity of an area.

Board of Trustees. In its legislative authority to rezone property, the Board of Trustees has the final decision on whether a rezoning request is consistent with the Growth Management Plan. Over time, a record of policy interpretations will form a foundation for consistent decision-making throughout the land use planning process.

Planning History

2003 Growth Management Plan. The Growth Management Plan has been a key guiding document for the Township since its inception in 2002. At this time, the Township began to take concerns about future growth seriously and responded to residents' desire to protect the rural character and heritage of the lands. From the earliest feedback on the very first Growth Management Scenario, residents voiced concerns with keeping the overall feeling of Wayne Township rural and that they would like to see some of the areas cleaned up with well-kept yards. Residents also said they want to have a feeling of pride from being a resident of Wayne Township.

2018 Growth Management Plan. In 2017, Wayne Township worked with Clermont County to update the 2003 Growth management Plan. A general set of goals were set forth regarding future needs and a series of maps were created to show the full scale of existing conditions.

Newtonsville added to Wayne Township – 2019. Newtonsville is an unincorporated community and former village located in the southwest portion of Wayne Township which voted to dissolve in 2019. This area was absorbed into Wayne Township as part of this process. In Spring 2021, Zoning was voted in by residents of former Village of Newtonsville

PLANNING PROCESS

The update to this Growth Management Plan began in 2023 and was conducted in a four-phase process that culminated in the plan's adoption process, initiated during December, 2025.

Phase 1: Project Initiation

Phase 2: Explore and Framework

Phase 3: Plan Drafting

Phase 4: Final Production and Adoption

The planning process included input from Wayne Township staff, residents, and business owners through the form of surveys and public meetings..

The planning process began in spring 2023 with online community engagement and public meetings. This stage included the first community survey and correspondence with Wayne Township staff. Following this engagement, strengths, weaknesses, opportunities, and threats were identified, which were used to determine the priorities of the plan. After another round of online engagement, plan themes were established as the essential guiding elements of the plan. After an inventory of Township resources was completed, the Zoning Commission assisted with determining existing and future land uses. The final step was outreach for feedback and approval of the plan.

PLAN THEMES

- 1. Conservation & Protection of Resources.** The community is proud of the scenic and natural assets that exist in Wayne Township such as Stonelick Creek Valley, forests, open spaces, and wetlands. Considering the sensitive character of these areas, the plan addresses how we can preserve its natural and environmental integrity.
- 2. Community Facilities & Parks.** Residents and visitors of Wayne Township enjoy the convenience of existing community facilities and parks and would like to see them promoted as assets.
- 3. Utility Infrastructure & Transportation Connectivity.** Residents want road surface and traffic improvements. With that being said, a key consideration for addressing utility and transportation issues is that most of the services are provided by Clermont County and the Ohio Department of Transportation.
- 4. Business Vitality & Prosperity.** Wayne Township has historically not had many businesses or industries outside the area of Newtonsville because most of Wayne Township is not serviced by public sewer systems or has adequate water for fire suppression which has contributed to limited growth in the area. With upgrades made to the water & sewer infrastructure in Newtonsville, additional businesses and housing are expected on a limited basis. Some residents want to maintain the current level of businesses, while others would like to see some growth of businesses that match the character of Wayne Township.
- 5. Housing & Community Character.** The rural homes & estates in the agricultural areas and residential neighborhoods are key to maintaining the Township's character long-term. Community input suggests a desire to protect and preserve the existing charm and architectural style of these areas. A key concern for the future is how to increase economic activity and provide ample services while preserving the original character of the agricultural and residential areas.

An aerial photograph of a rural landscape, likely in a European country, showing a mix of agricultural fields, dense forests, and a small village with a church spire. The image is overlaid with a semi-transparent dark green filter.

2

PLAN CONTEXT

Description: This chapter provides an overview of the essential components of the Township and an evaluation of the trends and forces that are presently shaping the community.

Plan Context



REGIONAL CONTEXT

Wayne Township is located in the North-East corner of Clermont County and contains mostly secondary roads such as State Highways 131, 133, 727 and Woodville Pike. U.S. Highway 50 crosses through Clermont just to the South of Wayne Township. Wayne Township is one of thirteen townships located in Clermont County. The City of Cincinnati is located about 30 miles west of Wayne Township. Wilmington, Ohio is located about 26 miles north-east and Dayton, Ohio is located 63 miles north-west. Although Clermont County is growing rapidly, Wayne Township is not. It consists of approximately 31 square miles of land in which about 63% of it is agricultural and 26% is developed. Wayne Township takes great pride in the rural character and scenic quality of its community. There has not been much growth in terms of residential and commercial development, however, some change is inevitable and expected in the coming years alongside the addition of upgraded infrastructure. Wayne Township will try to retain the character to the highest degree possible through Growth Management Principles but must also accommodate some growth and establish what that should look like.

Clermont County is centered between Hamilton, Brown, Clinton, Warren and Butler Counties of Ohio and Kenton, Campbell, Pendleton and Bracken Counties of Kentucky. Hamilton County is located directly west of Clermont County and contains most of the greater Cincinnati Metropolitan area. Many of the major roads that run through Clermont County continue on into

the City of Cincinnati. Clermont boasts that since its founding in 1800 it has not changed much in shape or size, unlike neighboring Hamilton County. However, Clermont County has grown from the rural 42,182 people in 1950. Between 1950 and 2020 the population has grown rapidly to an estimated 211,972. (U.S. Census Bureau, 2023) Clermont County's population is expected to continue to rise over the next several decades.

Wayne Township's present and future development is contingent upon the growth and development of adjacent townships, Clermont County and nearby communities. It is important to address specific and regular coordination efforts between the political jurisdictions.

Wayne Township is home to [Stonelick State Park](#). The park contains approximately 1,058 acres of land as well as 200 acres of water. Visitors can enjoy a quiet stay with amenities such as camping, hiking trails, swimming, fishing, hunting and picnicking; other features include an archery range, boating, disc golfing, star gazing, canoeing, and kayaking. Stonelick State Park draws visitors from not only Wayne Township but the rest of Clermont County and surrounding counties as well.

DATA SOURCES

The 2023 American Community Survey (ACS) is a major, ongoing survey conducted by the U.S. Census Bureau, sampling approximately 3.5 million households throughout the year. It provides both 1-year estimates, for geographic areas with populations over ~65,000, and 5-year estimates for smaller communities, combining data from 2019–2023.

This makes the ACS the most comprehensive yearly resource for detailed demographic, social, economic, and housing data across states, counties, cities, and even census tracts. However, because it's based on sampling and not a full population count, its figures include sampling error reported with 90% confidence intervals.

Despite those caveats, the 2023 ACS is widely regarded as a credible and indispensable source for planners, researchers, policymakers, and businesses. Its validity stems from rigorous sampling design, robust quality controls, and transparency around margins of error and methodology, making it a trusted benchmark for understanding U.S. communities on an annual basis.

ACS Data was used to better understand the trends and forces in Wayne Township, and how problems can be addressed based on demographics, home values, employment rates, etc.

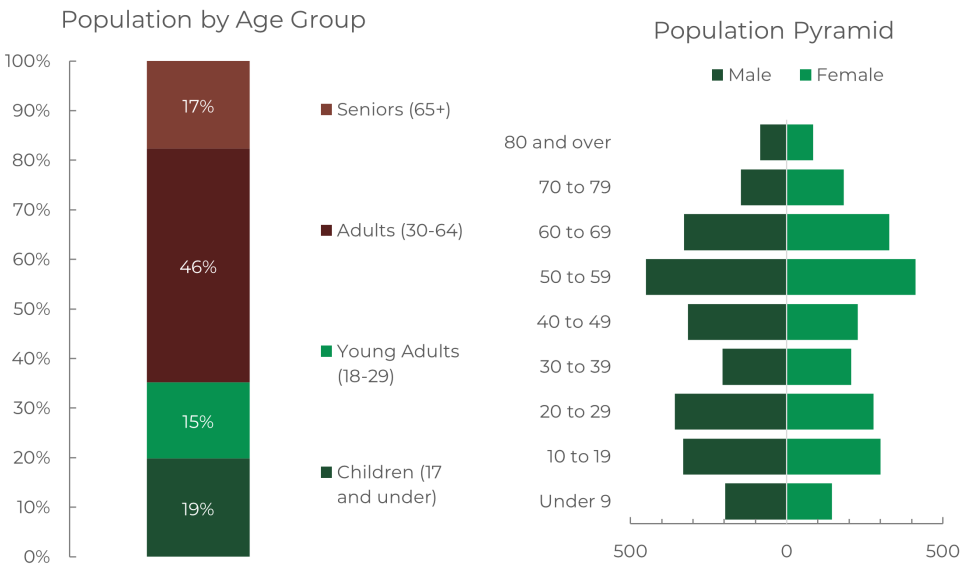
TRENDS & FORCES

Population – 4,665 (2023 ACS Estimate)

Wayne Township's population as of the 2020 Census was 5,153 – approximately 200 more than in 2010 (4,934). Wayne Township makes up 2.2% of Clermont County's 211,972 (2023 ACS Estimate). The higher densities of the population occur in the lower portion of Wayne Township surrounding Newtonsville; the upper portion contains a lower population density and is directly related to the location of agricultural land.

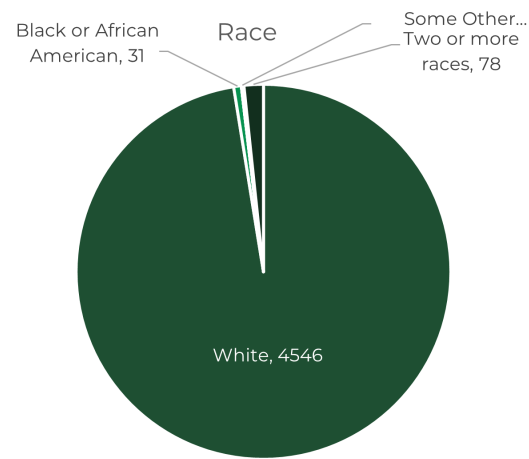
Median Age – 45.4 (2023 ACS Estimate)

Wayne Township has a stable population with 17% Seniors (65+) and 46% Adults between ages 30 & 64. The population pyramid breaks down the population even further by sex.

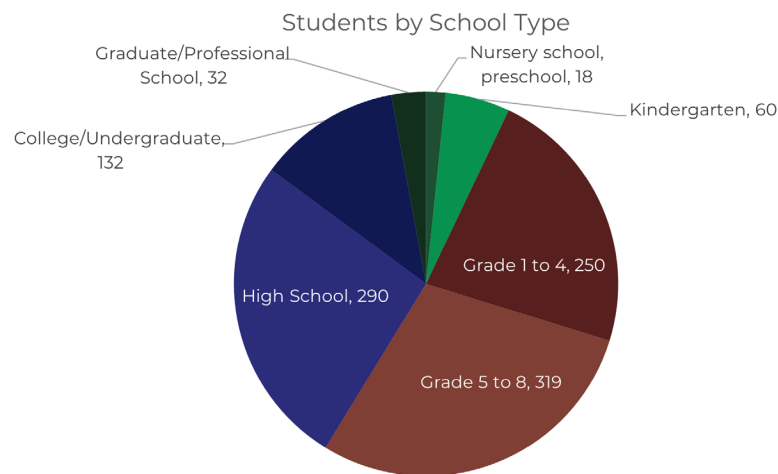


Race and Ethnicity

The population of Wayne Township is just over 97% White, less than 1% Black or African American, and less than 1% Some Other Race. Less than 2% of the population identifies with Two or more races.

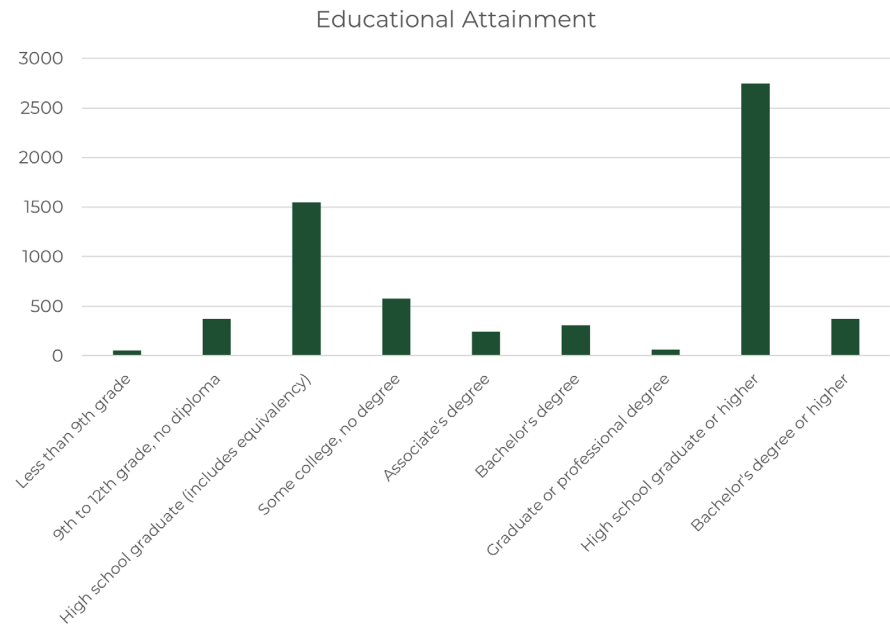


Education – Total Students: 1,101



The majority of students are either in middle school or high school. There are over 150 students in college for an undergraduate, graduate, or professional degree / certification.

Estimates for total school enrollment include all types of schools, including public, private, and home-schooled students.

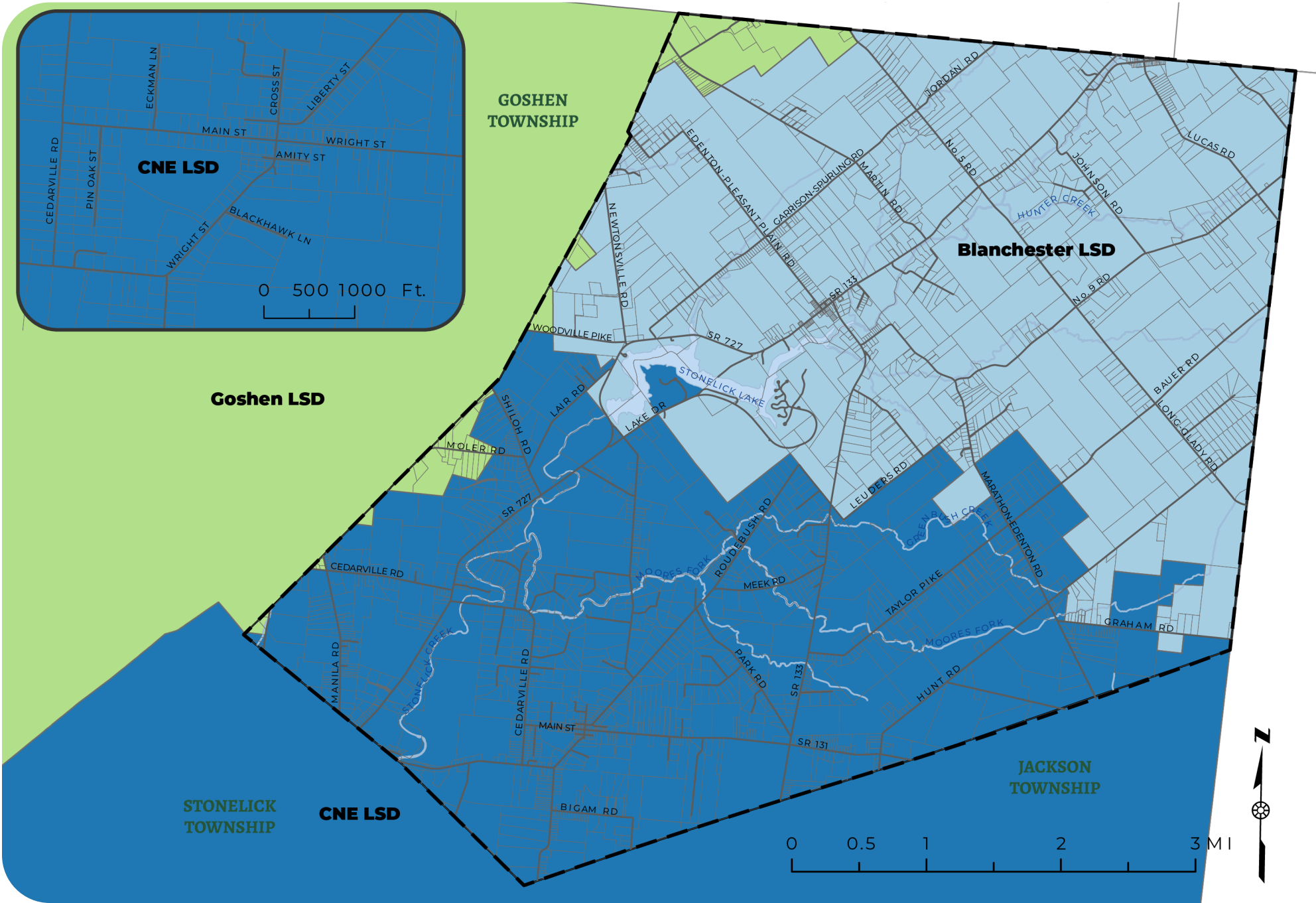


The Township's educational attainment is shown above, with most residents earning a high school diploma or higher.

School Districts

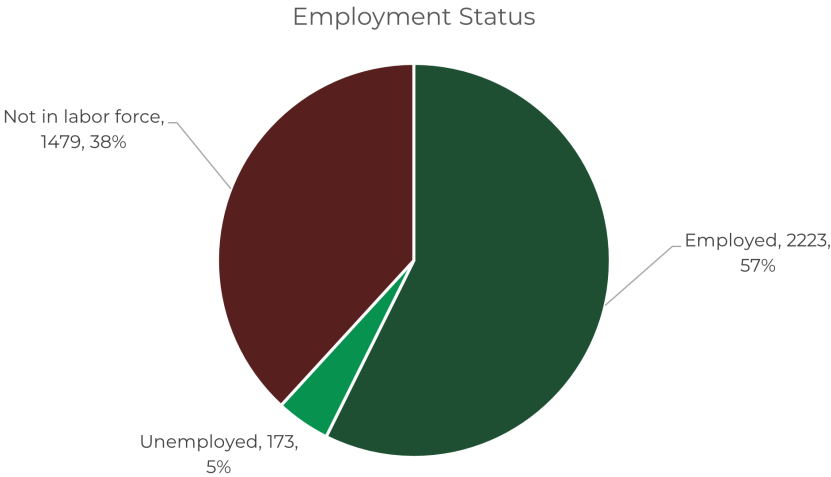
There are three public school districts that comprise the Township, including Blanchester Local School District, CNE (Clermont North East), and Goshen Local School District. The approximate location of these districts can found on the following page per data from Clermont County, Ohio.

SCHOOL DISTRICTS



Employment, Industry, & Income

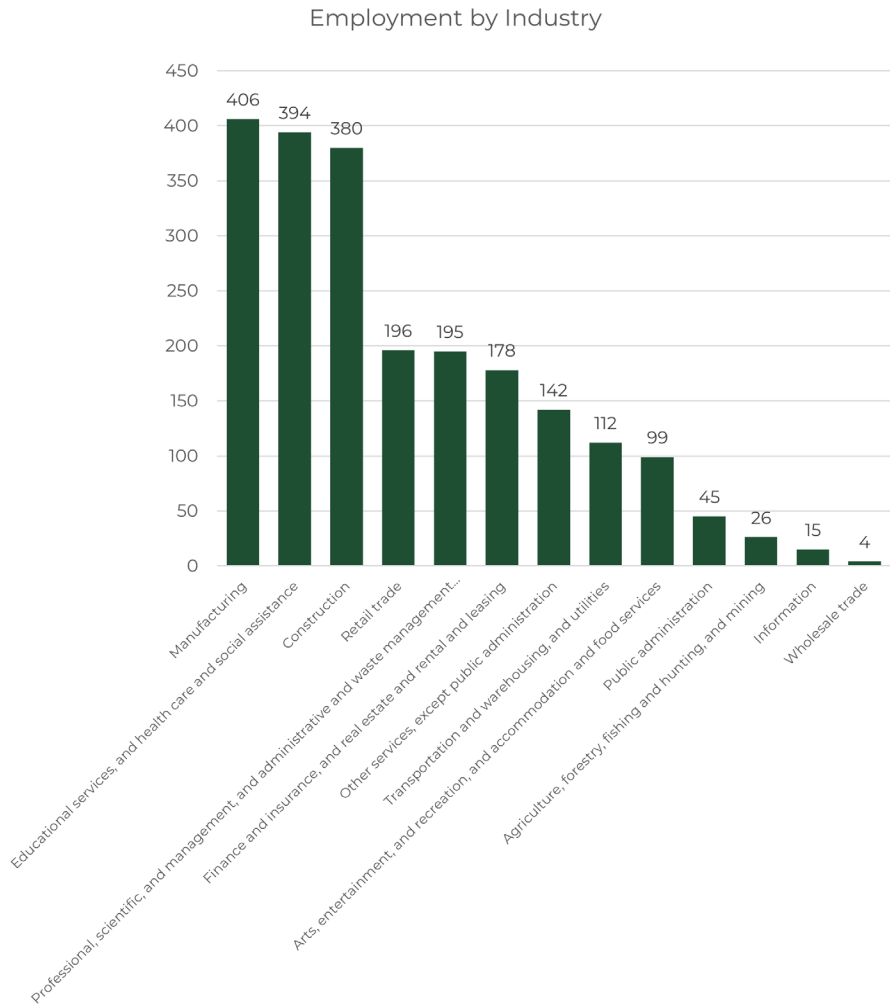
Overall, 57% of Wayne Township residents are employed, while 5% are unemployed. There are 38% of people “not in labor force” – this means persons who are neither employed nor unemployed and are not in the labor force. This category includes retired persons, students, those taking care of children or other family members, and others who are neither working nor seeking work.



Shown in the next column, the primary industries Township residents are employed in are: Manufacturing, Educational services, health care, and social assistance, and Construction. Various other industries make up the remainder of employed residents.

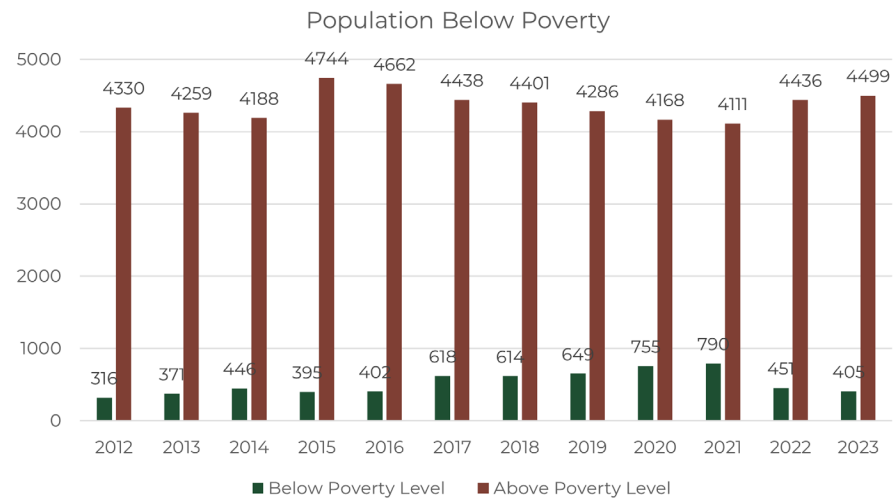
Average Household Income (2023): \$64,329

The median household income is \$72,813 as of 2023. This number has been on the rise since its low point at \$46,772 in 2014.

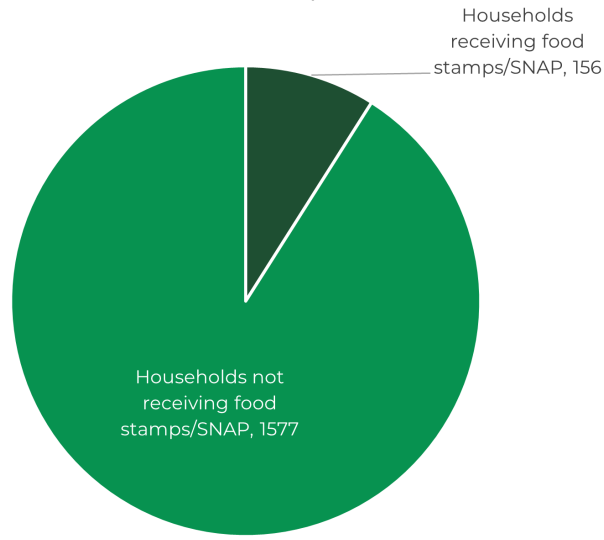


Poverty Status

Poverty status has trended downwards over the last decade and is below the State of Ohio in 2023 (14%). A total of 156 households (9%) received food stamps (government assistance for food) in 2023.

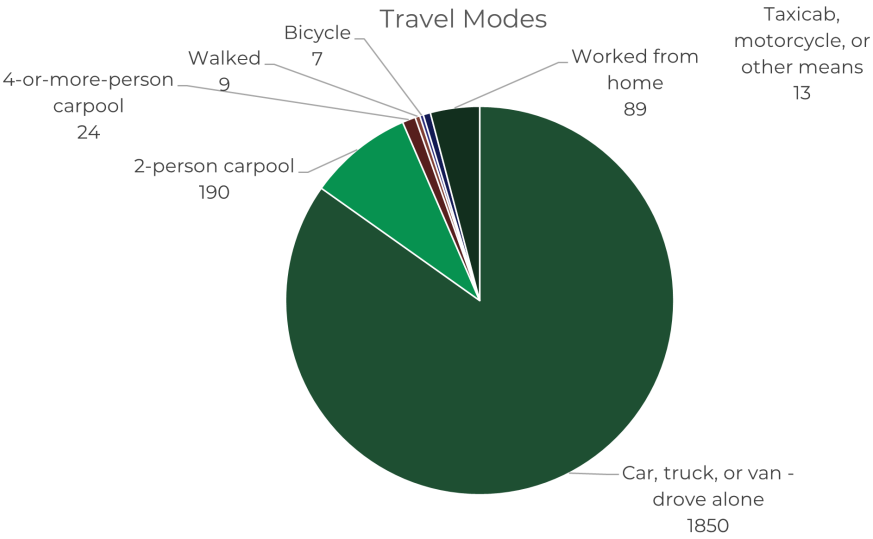


Food Stamps

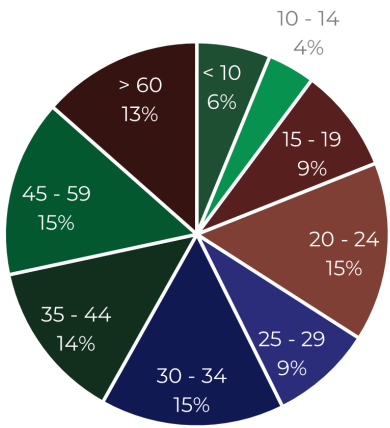


Transportation

Wayne Township's rural character matches the travel patterns described below – with the majority of workers driving to work. Work from home has become a more prevalent employment option since 2020, and this trend may make rural living more accessible to typically urban workforces.



Travel Time to Work in Minutes (All Modes)



Inflow / Outflow Job Counts in 2022

Inflow and outflow of jobs is a unique way to look at where people find employment in the region, while living in the Township. We used OnTheMap, a source that pulls US Census Data into geographic locations, to analyze Wayne Township's employment further.

Of the 2,090 people employed from Wayne Township, most were employed outside of the area – the majority of which were employed in Hamilton and Clermont Counties. Some were employed in Warren County, and the rest work elsewhere.

- 204 Employed in Wayne Township, Live Outside
- 35 Lived and worked in Wayne Township
- 2,055 Lived in Wayne Township, Employed Outside
- 738 people (35.3%) lived in Wayne Township but were Employed in Hamilton County
- 544 people (26.0%) lived in Wayne Township but were Employed in Clermont County
- 166 people (7.9%) lived in Wayne Township but were Employed in Warren County

While the year is different from the American Community Survey data previously utilized, these statistics give general insight into how and where people in Wayne Township are traveling. They show the prevalence of work-from-home employment and the variation in commute times. There is a strong reliance on adjacent Hamilton County for employment opportunities.

SUMMARY OF TRENDS & FORCES

Wayne Township's near-term future is guided by several forces and trends seen in the US Census data. Here are a few considerations for future planning decisions:

1. There is a stable, but aging population. Limited population growth and a median age of 45.4 indicate an aging community with modest in-migration, suggesting future challenges for workforce replacement and service needs for seniors.
2. The economy is dependent on commuting to nearby Hamilton and Clermont Counties. Local job growth is limited, and residents rely heavily on the local road network to reach employment centers, goods, and services.
3. Rural identity could be affected by continued trends towards remote work opportunities. Traditional driving commutes may continue to dominate, but increased remote employment could gradually support population retention or attract new residents seeking rural living.

Further topic-specific considerations will be explored within the remainder of this document.

An aerial photograph of a rural landscape, likely in Wayne Township. The image shows a mix of green fields, dense forests, and a winding river or stream. There are some buildings and roads visible, particularly in the upper right and lower right areas. The overall tone is dark and moody, with a greenish tint.

3

TOWNSHIP RESOURCES

Description: An existing conditions study provides a basis for the assessment of Wayne Township's current and future needs, development trends, and constraints for particular courses of action. Present conditions also provide a reference point for discussion of the future. The inventory of existing conditions includes topics that fall under the plan themes such as environmental constraints to development, utility infrastructure and capacity, business and housing, and other topics.

ENVIRONMENTAL CONSTRAINTS



The environmental Constraints facing the development of land in Wayne Township are established in three categories: topography and flood plain, wetlands, and soils.

Topography and Flood Plain

The existing topography of Wayne Township is mostly flat, with the steepest land located near Stonelick Creek and associated streams. The flood plain for Wayne Township precisely follows Stonelick Creek, which is in FEMA Zone A: this is a Special Flood Hazard Area (SFHA) with a 1% annual chance of flooding, also known as the 100-year flood zone. The remainder of the Township is considered FEMA Zone X: this is a low-to moderate-risk flood zone, meaning it is outside of a Special Flood Hazard Area (SFHA) and has a minimal to moderate flood hazard.

Wetlands

Wetlands in Wayne Township appear to exist around the immediate banks of existing water features, primarily within Stonelick State Park and Rinsky Woods Nature Preserve. Additional areas may exist throughout the Township in wooded areas or nearby existing streams. US Fish & Wildlife maintains an approximated area of wetlands, including types, however, wetlands are recognized by the National Wetland Inventory (NWI) and careful research and investigation should be conducted should they be identified during the development process.

Soils

Wayne Township soil is mostly used for crops or pasture. The three main soils of Wayne Township are Clermont Silt Loam, Westboro-Shaffer Silt Loam, and Rossmoyne Silt Loam. The largest of the three is Clermont silt loam – covering most of the farmland. The second is Westboro-Shaffer Silt Loam; this soil replaced the Avonburg soil type over time. Rossmoyne silt loam is located mostly adjacent to Stonelick Creek and is a soil that is found in irregularly shaped areas on the ridges of the uplands. As shown on the Soils Map, many other soils exist on a smaller basis.

For additional information on these topics, please see the [Stonelick Creek Watershed Action Plan](#). The plan contains many resources and a detailed inventory of topics concerning the Stonelick Watershed, encompassing Wayne Township and surrounding areas.

Legend

 Zone A

☐ Zone X

This topographic map depicts Goshen Township, Indiana, and its surroundings. The map features a detailed road network, including major routes like SR 77, SR 13, and SR 15. Key geographical features include Stonelick Lake, a large reservoir in the center, and several creeks such as Foster Creek, Moore's Fork, and Bookers Fork. The map also shows the town of Ellettsburg and the village of Ellettsburg. The map is oriented with North at the top, indicated by a north arrow in the bottom right corner. A scale bar in the bottom right corner shows distances up to 3 miles. The map is labeled with the names of the townships it borders: Goshen Township to the north, Jackson Township to the east, and Ellettsburg Township to the south. The map also includes a legend in the top left corner, which identifies symbols for roads, water, and other features.

**JACKSON
TOWNSHIP**

MI	Rate of polymerization
0	1.0
0.5	0.8
1.0	0.6
1.5	0.4
2.0	0.6
2.5	0.7
3.0	0.8



WETLANDS



**GOSHEN
TOWNSHIP**

Legend

- Estuarine and Marine Deep water
- Freshwater Forested / Shrub
- Wetland
- Freshwater Pond
- Lake
- Riverine

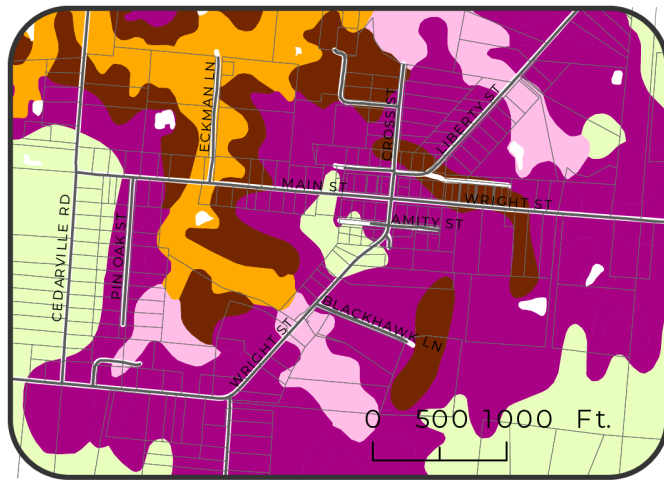
**STONELICK
TOWNSHIP**

**JACKSON
TOWNSHIP**

0 0.5 1 2 3 MI



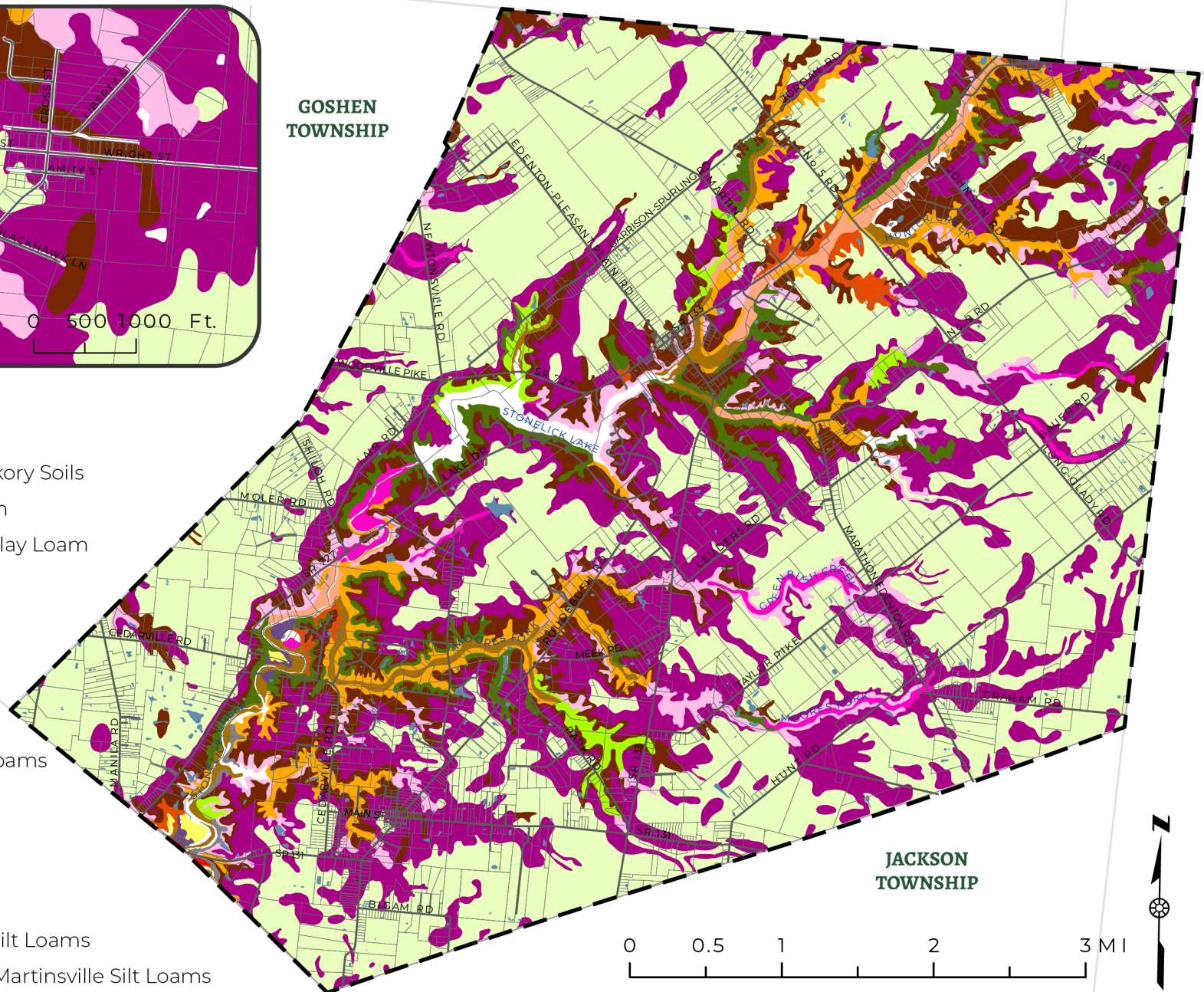
SOILS



**GOSHEN
TOWNSHIP**

Legend

- Clermont Silt Loam
- Cincinnati and Hickory Soils
- Cincinnati Silt Loam
- Eden Flaggy Silty Clay Loam
- Edenton Loam
- Eel Silt Loam
- Genesee Silt Loam
- Hickory Loam
- Jonesboro-
- Rossmoyne Silt Loams
- Ockley Silt Loam
- Rossmoyne Loam
- Sardinia Silt Loam
- Shoals Silt Loam
- Westboro-Shaffer Silt Loams
- Williamsburg and Martinsville Silt Loams
- Ponds



**JACKSON
TOWNSHIP**

PARKS, RECREATION, & COMMUNITY FACILITIES



STONELICK STATE PARK

“The most prominent recreational feature of Wayne Township is Stonelick State Park. Stonelick State Park lies within Wayne Township in Clermont County, Land acquisition for Stonelick State Park began in 1948. A dam across Stonelick Creek was completed in 1950. This beautiful park was originally created to provide a wildlife area for Ohio’s sportsmen. Now the area is operated by the ODNR Division of Parks and Recreation and offers a variety of outdoor recreational activities.

Stonelick State Park offers a variety of outdoor activities such as; boating, fishing, hunting, picnicking, swimming, hiking, archery, canoeing, kayaking, bicycle trails, and disc golf. The park offers year-round camping at their 115 available campsites (108 of them have electrical hookups), as well as group camping areas for larger organized groups. Camping amenities include showers, flush toilets, camp store and laundry facilities. Stonelick State Park also offers a Deluxe Camper Cabin (14’ x 20’) available from April to October.

- Boating: Boats with electric motors only are permitted on 200-acre Stonelick Lake. Fishing: The lake is well known for catches of bass, bluegill, crappie and catfish.
- Hunting: Hunting is permitted in designated areas. A valid Ohio hunting license is required.
- Picnicking: Several picnic areas complete with tables and grills.



- Swimming: A 500-foot public beach is located on the lake’s south shore.
- Hiking: Four hiking and biking trails traverse the park. The trails cross mostly level terrain and are suitable for novice to intermediate cyclists.”

Stonelick State Park Stargazing

“Stonelick State Park hosts Cincinnati Observatory’s Stonelick Stargazers throughout the year. The park is situated far enough from light polluted suburbs to allow dark skies, yet close enough to the Cincinnati Metro area to attract hundreds of interested star gazers throughout the year. On Saturdays near the New Moon, amateur astronomers set up a variety of telescopes inviting the public to view the wonders of the night sky. The events are free and open to the public.

This is a great opportunity to view planets, galaxies, nebulae, star clusters and stars. It is also a good chance to see many different types of telescopes in action, ask questions and become involved in the fascinating world of astronomy. Amateur astronomers are more than willing to have you look through their telescopes as well as help you with your personal telescope.” (ODNR)

This information is found on the Ohio Department of Natural Resources webpage. The Township does not maintain the accuracy of this information or future changes to the site. Link for additional information or updates: <https://ohiodnr.gov/>

Stonelick State Park Future Improvements

Stonelick State Park in Clermont County, Ohio, is undergoing significant improvements focused on expanding recreational opportunities, particularly through new trail development. The most notable future enhancements include:

- A nine-mile lakeshore trail that will closely follow the lake’s perimeter, providing improved fishing access and scenic views for hikers and bikers.
- A double-track loop around the campground designed as an easier route for hiking and biking, which will connect directly to the larger lakeshore trail for those seeking a longer adventure.
- A bike-only section west of the dam is planned, aimed at providing downhill features and a more challenging experience for advanced mountain bikers.

These improvements result from a partnership between the Cincinnati Off-Road Alliance (CORA) and the Ohio Department of Natural Resources (ODNR), with support from AmeriCorps staff and community volunteers. Construction began at the end of 2023, and the project is scheduled for completion in 2026.

Volunteer engagement is a key part of the project’s progress, with regular Trail Days organized to involve the community in trail building and maintenance efforts.

No major infrastructure or facility changes beyond these trail improvements have been detailed in the most recent updates. Broader county and park district plans emphasize continued stewardship, connectivity, and recreational access, but the current focus at Stonelick State Park remains on the shared-use trail system.

RINSKY WOODS NATURE PRESERVE

Approximately one mile east from Stonelick State Park is Rinsky Woods Nature Preserve. This 59-acre nature preserve is designated as an official Natural Landmark by the Ohio Department of Natural Resources Division of Natural Areas and Preserves. The preserve is special because “it is the second-best example in the State of a globally imperiled forest type – Beech-Oak-Maple Flatwoods. This wet forest is filled with huge trees and a terrific understory filled with native species that are beneficial to the mind, body, and spirit” (Cardinal Land Conservancy). The preserve has a “circular mile of trail” that is open to the public. Cardinal Land Conservancy monitors and oversees the interests of the property.



COMMUNITY FACILITIES

Below is a list of current public facilities and cemeteries that serve Wayne Township .

Public Facilities:

- Fire Hall / Community Center on SR133
- Newtonsville / Wayne Township Administrative Building

Churches:

- A New Beginning Baptist Church
- Edenton First Baptist Church
- Grace Baptist Church
- Newtonsville Baptist Church
- Newtonsville Global Methodist Church
- Stonelick Church of the Brethren

Cemeteries:

- Clermont County House of Honey | Cemetery (Private Historical)
- Edenton Cemetery
- Jordan Cemetery (also known as Sloan Cemetery)
- Little Brick Chapel Cemetery (Private Historical)
- McCollum Cemetery
- Plainview Cemetery
- Woodville Cemetery

Maintenance of these facilities is critical to Wayne Township's future and preservation of its history. Many of the Township's original settlers and multi-generational families can be found on these burial grounds.



UTILITIES, SERVICES, & FACILITIES



WATER SERVICE

The existence of public utility systems has a major impact on where, when, and how development occurs. Infrastructure improvements and extension occurs in three phases. The first is often the extension of a rural water system that supplies drinking water but does not supply adequate water for fire suppression. The second is the extension of water lines adequate for fighting fires. The third is the extension of public sewer systems.

Wayne Township is comprised of two (2) different water service districts. In the southwestern portion of Wayne Township, Clermont County provides water lines that run primarily along State Route 131 to Newtonsville. The larger, Northeastern portion of Wayne Township is supplied by Western Water Company. The water is distributed via PVC piping and is used primarily for agricultural/residential purposes.

Wayne Township Water & Sewer Capital Improvements:

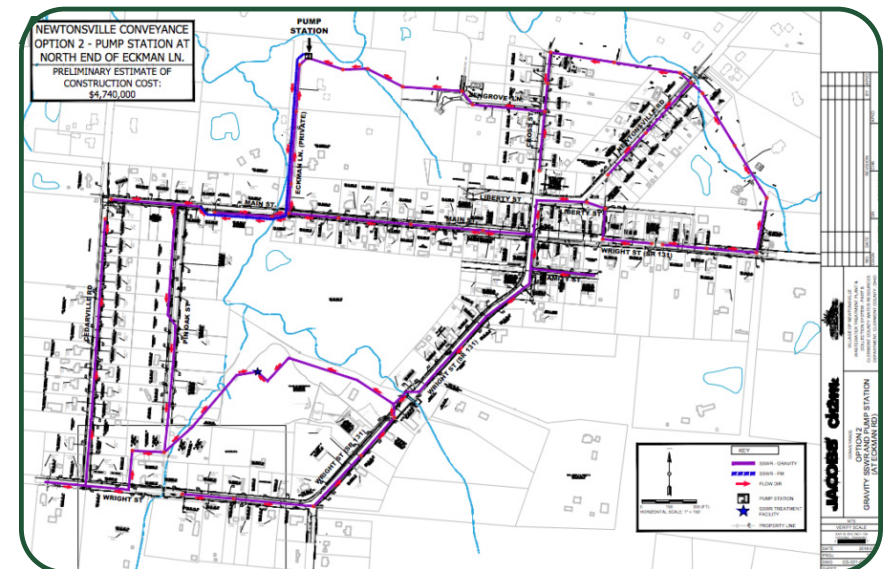
A significant water infrastructure improvement was completed in 2023, known as the Wastewater Treatment Plant and Collection system for Newtonsville. Details of the project can be found below:

- Project Description: Provides sewer service to residents in the area of Newtonsville and addresses failing on-site septic problems as identified by the Board of Health.
- Construction of a collection system for Newtonsville and surrounding/adjacent area.
- Project includes approximately 16,603 feet of 8-inch gravity sewer, 1,450 feet of 4-inch force main, 70 manholes and a submersible pump station.

- Combined project received United States Department of Agriculture (USDA) Grant of \$2 million & loan of \$4.2 Million.
- The combined project was submitted to Ohio Public Works Commission (OPWC) for \$1 million grant.
- Clermont County contributed \$1.5 million in American Rescue Plan Act (ARPA) funds to reduce the assessments and overall loan amount.
- The treatment plant can handle 57,000 gallons per day and includes an influent pump station backup power generator.

Note: At the time of this plan update, it is estimated there are just over 100 water hookups left to the new water system.

Wastewater Treatment Plant Project Map



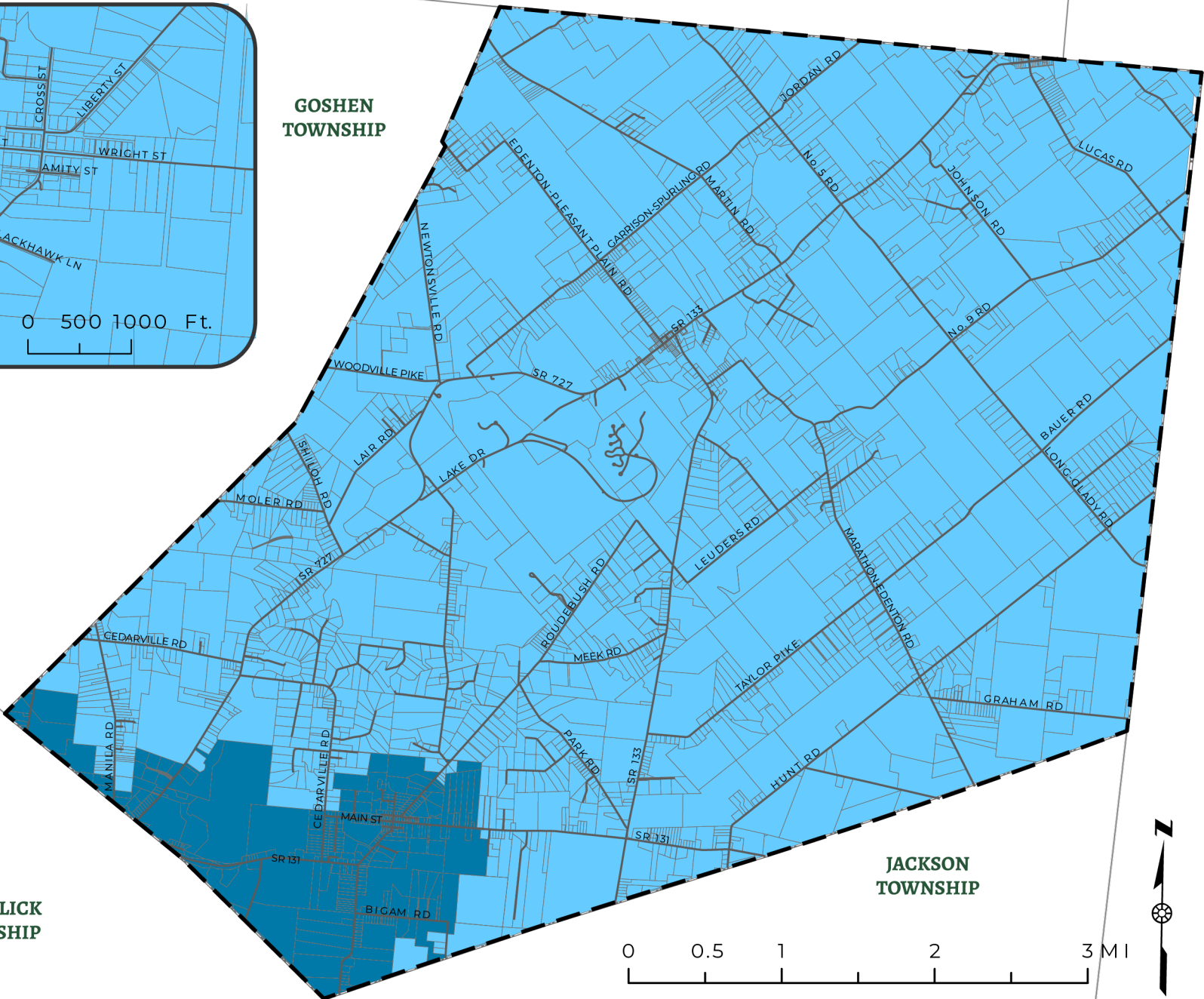
WATER SERVICE DISTRICTS



**GOSHEN
TOWNSHIP**

Legend

-  Clermont County
-  Western Water



**STONELICK
TOWNSHIP**

**JACKSON
TOWNSHIP**





In 2024, Wayne Township residents completed surveys describing their opinions on solar emerging solar energy topics. These were translated into the adoption of a formal Alternative Energy policy within the Township's Zoning Resolution. Below is a brief summary of the policy.

Wayne Township Alternative Energy Policy

Wayne Township's policy on alternative energy focuses on allowing small-scale wind and solar energy systems while protecting community character, safety, and the environment.

Wind Energy

- Small wind turbines are allowed only in agricultural residential areas, with strict limits on size, height, and placement.
- Large, utility-scale wind farms are not permitted anywhere in the Township.

Solar Energy

- Small solar installations for personal use only (under 50 megawatts) are permitted in all zoning districts, with requirements to minimize visual impacts and ensure safe placement.
- Utility-scale solar farms (for electricity resale) are prohibited.

General Rules

- All energy systems must follow guidelines for setbacks, height, and glare reduction.
- Power lines must typically be buried.
- Any system not used for 12 months must be removed, and the site restored.
- Landowners are responsible for all decommissioning and approval costs.

In summary, the Township encourages responsible, small-scale renewable energy use for personal needs, while restricting large commercial energy projects to preserve the area's rural and residential character.

TRANSPORTATION



TRANSPORTATION & ROADS

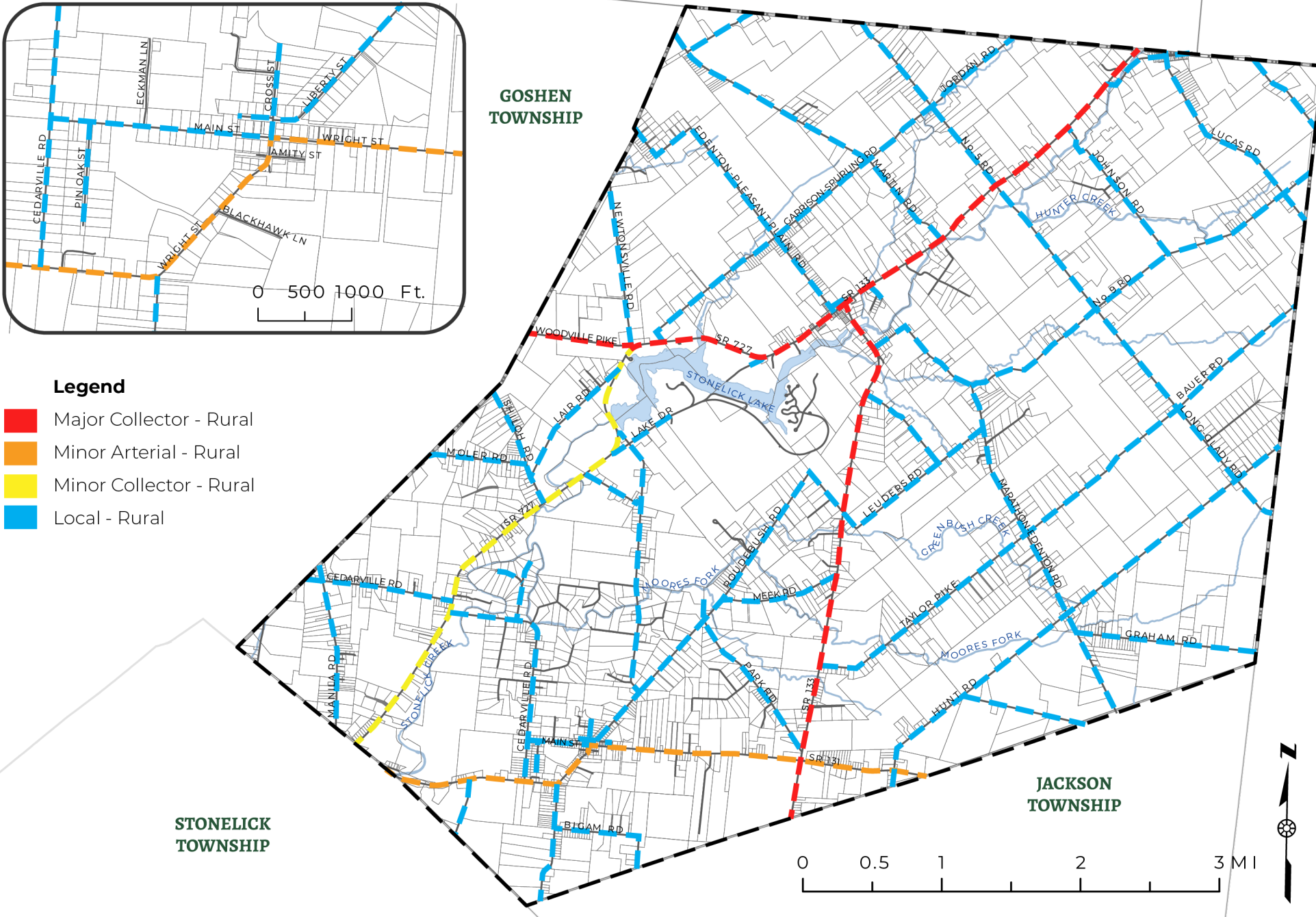
Currently within Wayne Township there are four types of roadway functional classifications, as deemed by the Ohio Department of Transportation. The roads considered as Major Collector – Rural are the major thoroughfares: State Route 133, and Woodville Pike. Minor Arterial – Rural and Minor Collector – Rural Street classification consists of the State Routes 727 and 131 and have the largest average daily traffic volumes.

Per the Clermont County Engineers Office and Ohio Department of Transportation, there have been discussions for upcoming or recently completed road projects scheduled for Wayne Township and the surrounding areas.

Recently completed projects include:

1. **SR 133** – A portion of SR 133 was resurfaced in Wayne Township between the intersection with SR 131 and US 50. The project included edge replacements for the northern section and a 4" resurfacing for the entire length.
2. **SR 727** – According to ODOT, three culverts were replaced along SR 727 near Deer Track Golf Course in 2023. An additional culvert near the intersection of SR 727 and Garrison Spurling Road was repaired and replaced in FY 2024. Portions of SR 727 through Wayne Township are scheduled for preventative maintenance and resurfacing in FY 2028.
3. **SR 131** – In 2023, U.S. Route 50/State Route 131 was scheduled for preventive maintenance between SR 727 and SR 133 through Wayne Township per the Ohio Department of Transportation District 8.
4. **SR 132** – Wayne Township's western neighbor, Goshen Township, has planned for and seen significant residential and commercial development along SR 132.

Roadway Functional Classifications



Cincinnati Eastern Bypass

During the last Growth Management Plan update, multiple transportation concepts were being considered by the Kentucky Transportation Cabinet (KYTC) and the Ohio Department of Transportation (ODOT) as long-term strategies for evaluating the Brent Spence Bridge corridor. One of the concepts is known as the “Cincinnati Eastern Bypass” (CEB) – a connection between I-71 in Kentucky, extending east through Clermont County, and reconnecting with I-75 in Warren County. This project would have a significant impact on Wayne Township because a portion of the concept was shown passing through Clermont County.

KYTC conducted a study in 2017 that evaluated each of the concepts. Following this study, a report was released by ODOT in 2019 regarding the most impactful of the concepts – the Eastern Bypass – and states: “When the costs and time associated delivery of the CEB are evaluated with the known benefits identified in the KYTC study, it is ODOT’s opinion that no further expenditures of funding and staff time be put toward the CEB.”

While an additional interstate connection through Clermont County could happen in the future, it is unlikely that the CEB as shown in Concept 5 would be considered further based on ODOT’s opinion of the 2017 KYTC study.

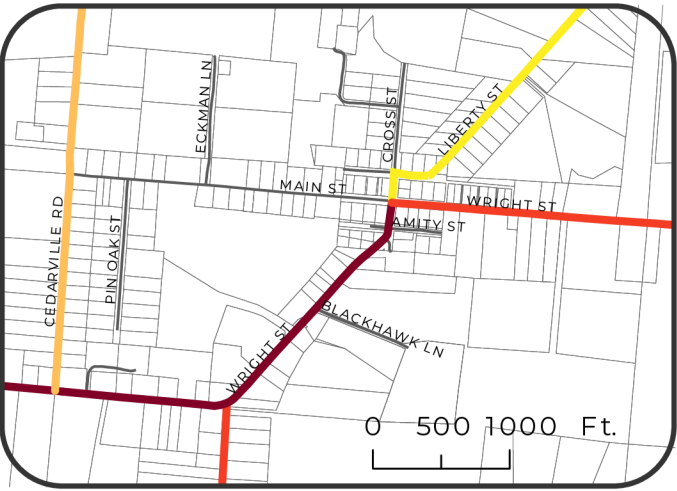
I-275 is the closest interstate to Wayne Township – located approximately 8 miles to the west. This will continue to be the nearest interstate for the foreseeable future.

Traffic Counts

2022 was the most recent traffic count conducted by the Ohio Kentucky Indiana (OKI) Regional Council of Governments. As shown on the following page, the heaviest traffic volume occurs on SR 131, extending from Stonelick Township into Newtonsville. Various other roadways have moderate volumes such as SR 727 and SR 133. The remainder of roadways have limited average annual daily traffic.



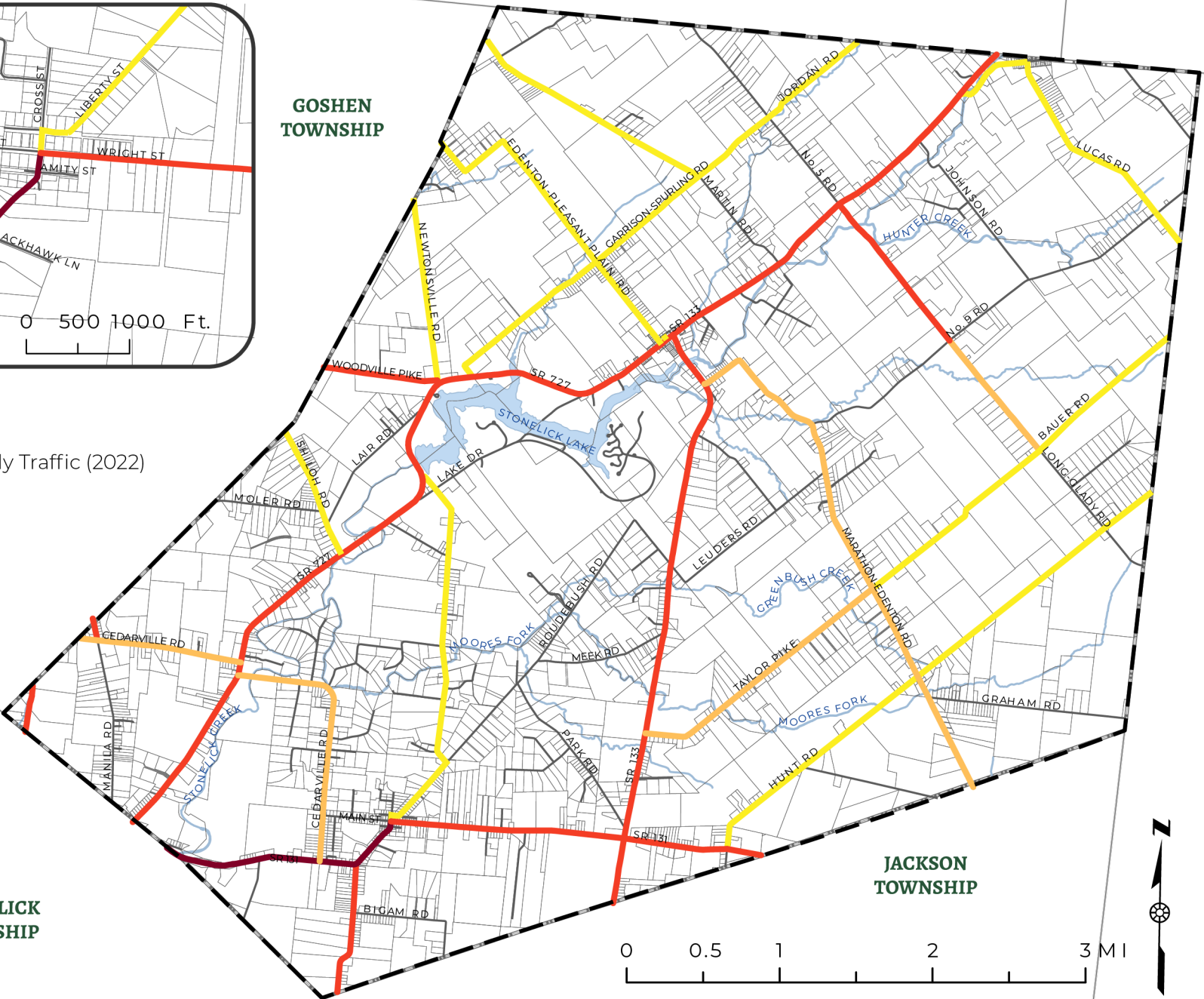
TRAFFIC COUNTS (2022)



Legend

Average Annual Daily Traffic (2022)

- 0 - 500
- 501 - 1,000
- 1,001 - 5,000
- 5,001 - 10,000



JACKSON TOWNSHIP

STONELICK TOWNSHIP

BUSINESSES



OVERVIEW

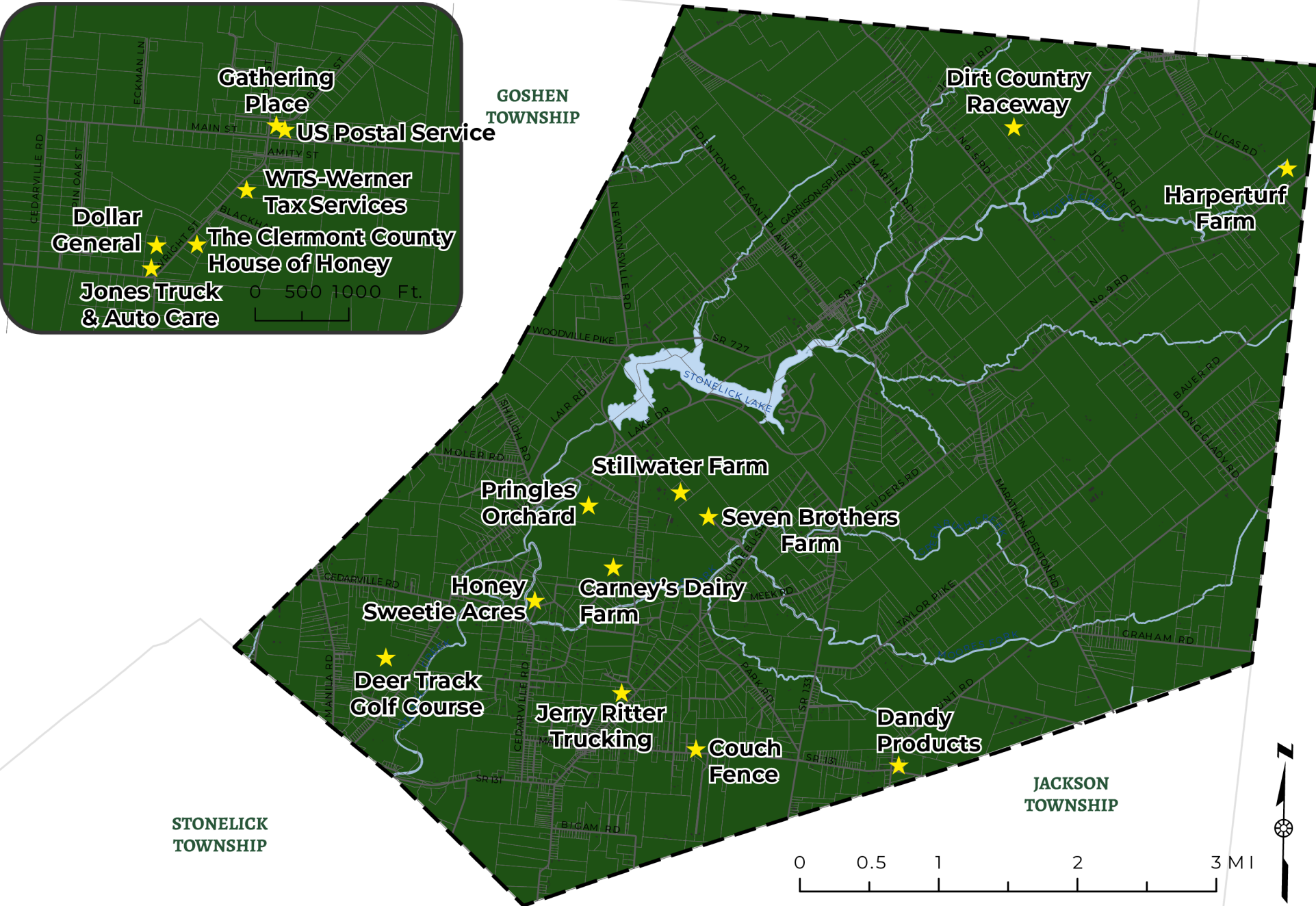
Wayne Township is primarily a rural area with scattered small-scale business operations throughout; family-run farms and agricultural operations comprise most of the existing business environment. There are several auto care and plumbing services, along with other home services scattered throughout the Township. Limited retail and restaurant-type businesses surrounding the US Postal Service building in Newtonsville exist, with several vacant or former business operations nearby. A small number of specialty businesses, such as the Deer Track Golf Course, provide entertainment services along SR 727 and SR 133. The Township has one national retailer – Dollar General – in Newtonsville.

There are two other areas which previously had commercial businesses, in Edenton (just north of Stonelick State Park), and Woodville (at the northern border). These areas are not anticipated to have the infrastructure necessary to support retail operations in the future, and thus, should be prioritized to maintain existing uses before consideration of non-residential or agricultural uses which may have long-term impacts on rural character.

Note: Images to the right reflect some of the businesses present in Wayne Township today. The Existing Businesses map also provides additional examples of the broad range of local services that exist. Businesses that exist at the time of this plan update should continue to be supported as a viable land use if compatible with the rural values outlined in this plan.



EXISTING BUSINESSES



HOUSING & RURAL CHARACTER



OVERVIEW

The 1,787 housing units within Wayne Township comprise 2% of the entire Clermont County's 85,869 units. While Clermont County's housing units have increased by 16,643 since the 2018 Growth Management Plan update, Wayne Township has lost 57 units. There has been significant growth in nearby Goshen Township and Miami Township, however, this development trend has not spread to Wayne Township. Wayne Township has been successful at limiting development and preserving its farms & pastures as evidenced by the number of building permits at Clermont County.

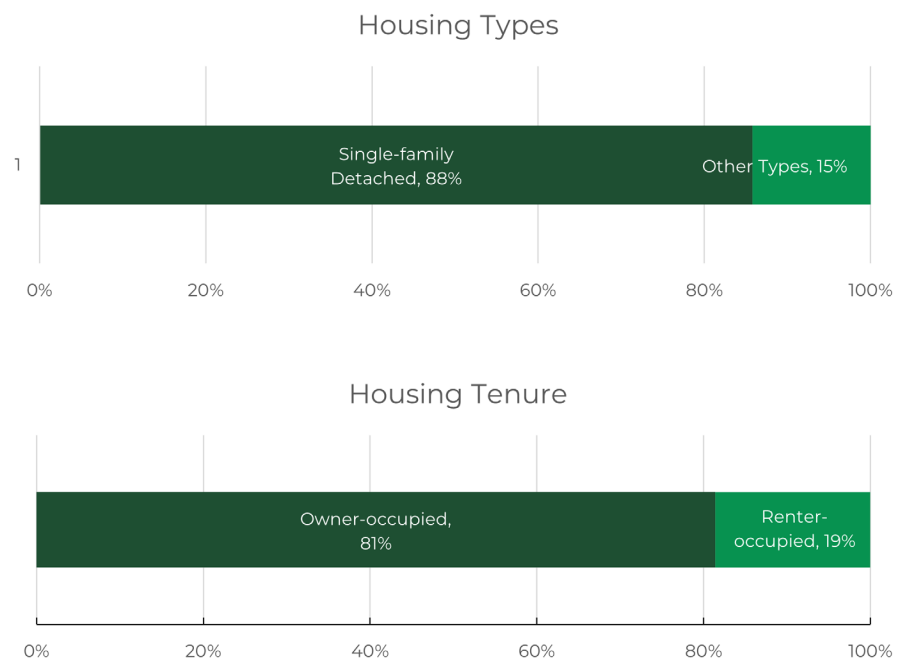
Over the 12-year period between 2014-2025, there has been a rise in the average number of residential home permits going from an average of 5.5 between 2014-2019 – to 13.6 between 2020-2025. This is likely due to the aging housing stock and also development pressures from the Western portions of Clermont County.

	'14	'15	'16	'17	'18	'19	'20	'21	'22	'23	'24	'25	TOTAL
RESIDENTIAL	2	8	9	6	4	4	17	13	9	13	13	17	105
COMMERCIAL	3	0	0	3	0	3	2	0	2	0	0	0	13

CLERMONT COUNTY BUILDINGS DEPARTMENT, 2014-2025 (10-YEAR PERIOD)

Housing Types

The majority of housing units are single-family detached. Additionally, most of the units are owner-occupied. These statistics highlight the preference of home ownership to Township residents and the types of housing available in the area.



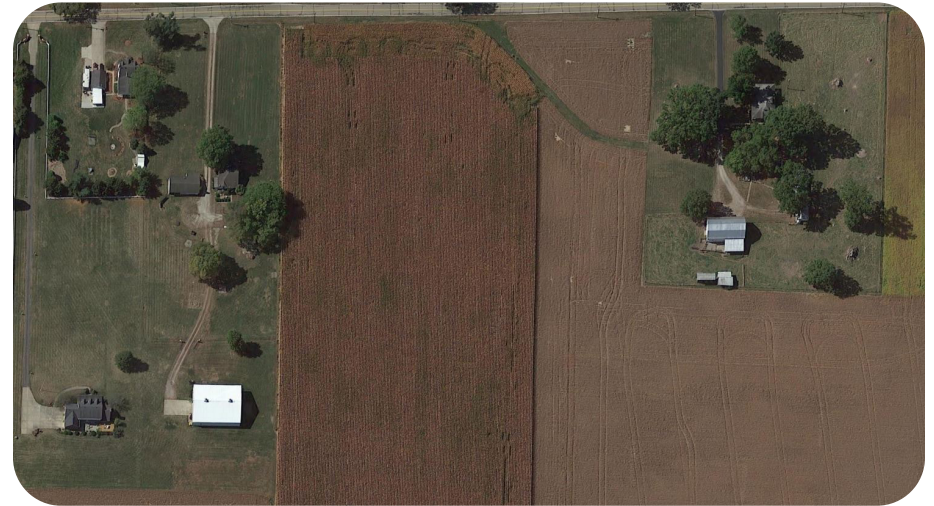
Rural Character

Maintaining the Township's rural character is closely tied to the types and forms of housing that are allowed and encouraged in the community. The following rural housing types reflect a lifestyle oriented around open space, natural landscapes, and working lands rather than suburban development patterns. Rural character is reinforced by housing that sits lightly on the land, uses larger lots or clustered patterns to retain open space, and visually reads as part of a working or natural landscape rather than a subdivision. Residents who choose these housing types often value privacy, views of fields and woodlands, and the ability to be directly involved in land stewardship or small-scale production.

Single-family on large lots. Single-family homes on large parcels are traditional rural residences, typically occupied by one household with ample yard area, fields, or woods around the home. These homes help preserve a low-density pattern, maintain views of open land, and provide space for accessory buildings, gardens, and small-scale agricultural activities compatible with nearby farms.



Homesteads and working properties. Homesteads are dwellings located on active farms, forested tracts, or hobby farms where residents manage and maintain the surrounding land for production, conservation, or both. Buildings on these properties are generally integrated with barns, outbuildings, and farm infrastructure, emphasizing the working landscape and long-term land stewardship.



Rural estates. Rural estates are large-lot residences where a single household occupies a sizable property that may include woods, pastures, or ponds, but is not necessarily part of a commercial farm operation. Estates contribute to the rural visual character by maintaining extensive open space and natural features, while allowing for accessory structures, driveways, and landscape features that remain subordinate to the larger landscape.



Single-family on medium lots. Single-family homes on medium-sized rural lots provide an option for residents seeking a rural setting with somewhat smaller parcels, while still avoiding suburban subdivision densities. When carefully sited and designed, such as through conservation or clustered layouts, these homes can maintain continuous open space, protect natural features, and support a rural streetscape and development pattern.





4

GROWTH MANAGEMENT VISION

Description: This chapter describes existing land uses and analysis, future land uses, and the desired growth and character of Wayne Township.

LAND USE



EXISTING LAND USE

The existing land use map provides a snapshot of Wayne Township, showing how each parcel of land is currently being used. The map illustrates past development patterns of Wayne Township. This understanding of the current land composition provides a basis on which to build future development policies.

Existing land uses are mapped under several categories that describe their current condition. The categories are descriptive only and do not necessarily reflect the zoning of the property. The categories used in the process of building the database are as follows:

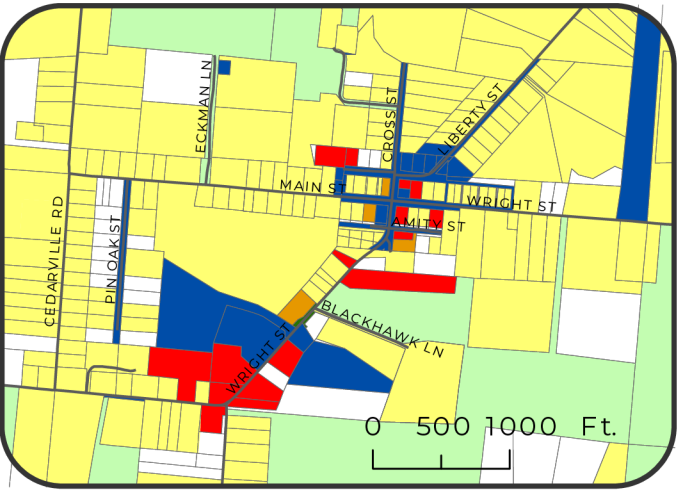
- **Agricultural.** Agricultural areas maintained as farmland, open space, or for the raising of livestock including farmland that may qualify for Current Agricultural Use Value (CAUV) through the Clermont County Auditor's Office.
- **Single Family Residential.** Residential areas that contain a single-family dwelling can be either detached or part of a subdivision development, or are manufactured housing (trailers or mobile homes).
- **Multi-Family Residential.** Multi-family areas refer to two or more family dwellings and apartments containing two or more rental units.
- **Other Residential.** Other structures that have an undefined use or purpose were called out as "Other Residential".

- **Commercial.** Commercial areas are those characterized by typical retail stores, personal services, restaurants, any complexes that typically operate as sources of employment, professional and administrative functions and/or business-related development that serve a larger market area than the neighborhood retail.
- **Public.** Public areas refer to any public or semi-public facilities, such as schools, churches, hospitals, libraries, and governmental complexes. Public uses are mostly accessible by the public. Public areas also include commercial public utilities and properties owned by the County, Township, and Metropolitan Housing Authorities.
- **Recreational.** Recreational areas refer to those specifically structured for active and /or passive recreational uses. Recreation includes both public uses, such as parks, and private uses such as golf courses. Stonelick State Park and Deer Track Golf Course are the two major recreational uses within Wayne Township.
- **Vacant.** Vacant areas represent land that is not observed as being occupied by any other land use type listed above.

Single Family Residential and Agricultural Lands

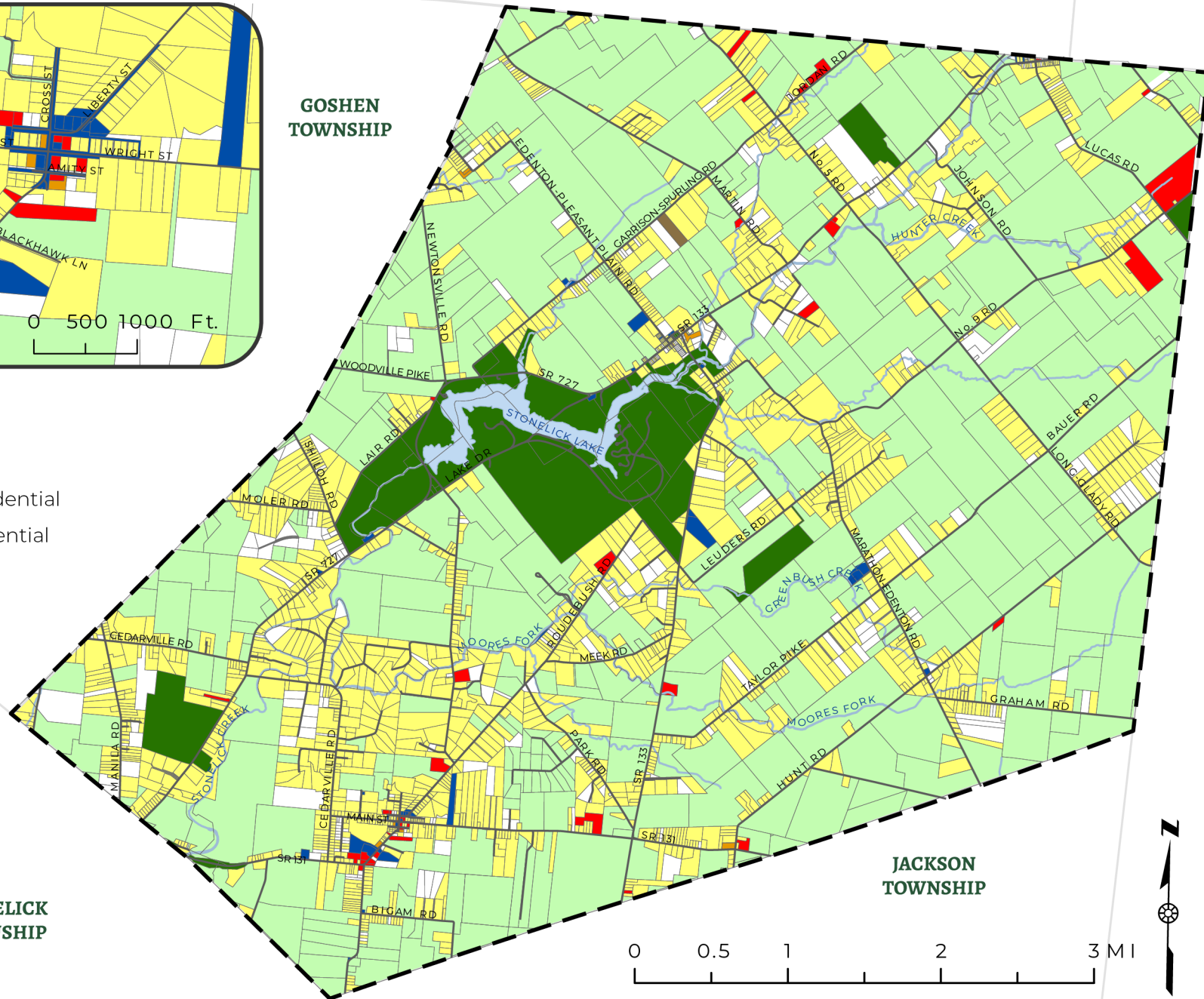
Additional analysis maps are provided on the following pages to show the range of single family residential property sizes which informed the future land use categories. Agricultural properties are called out as areas to be protected from incompatible development.

EXISTING LAND USE



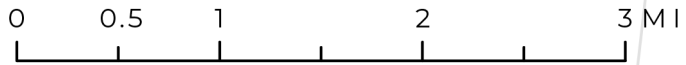
GOSHEN
TOWNSHIP

- Legend**
- Agriculture
 - Single-Family Residential
 - Multi-Family Residential
 - Other Residential
 - Commercial
 - Industrial
 - Public
 - Recreation
 - Vacant



STONELICK
TOWNSHIP

JACKSON
TOWNSHIP

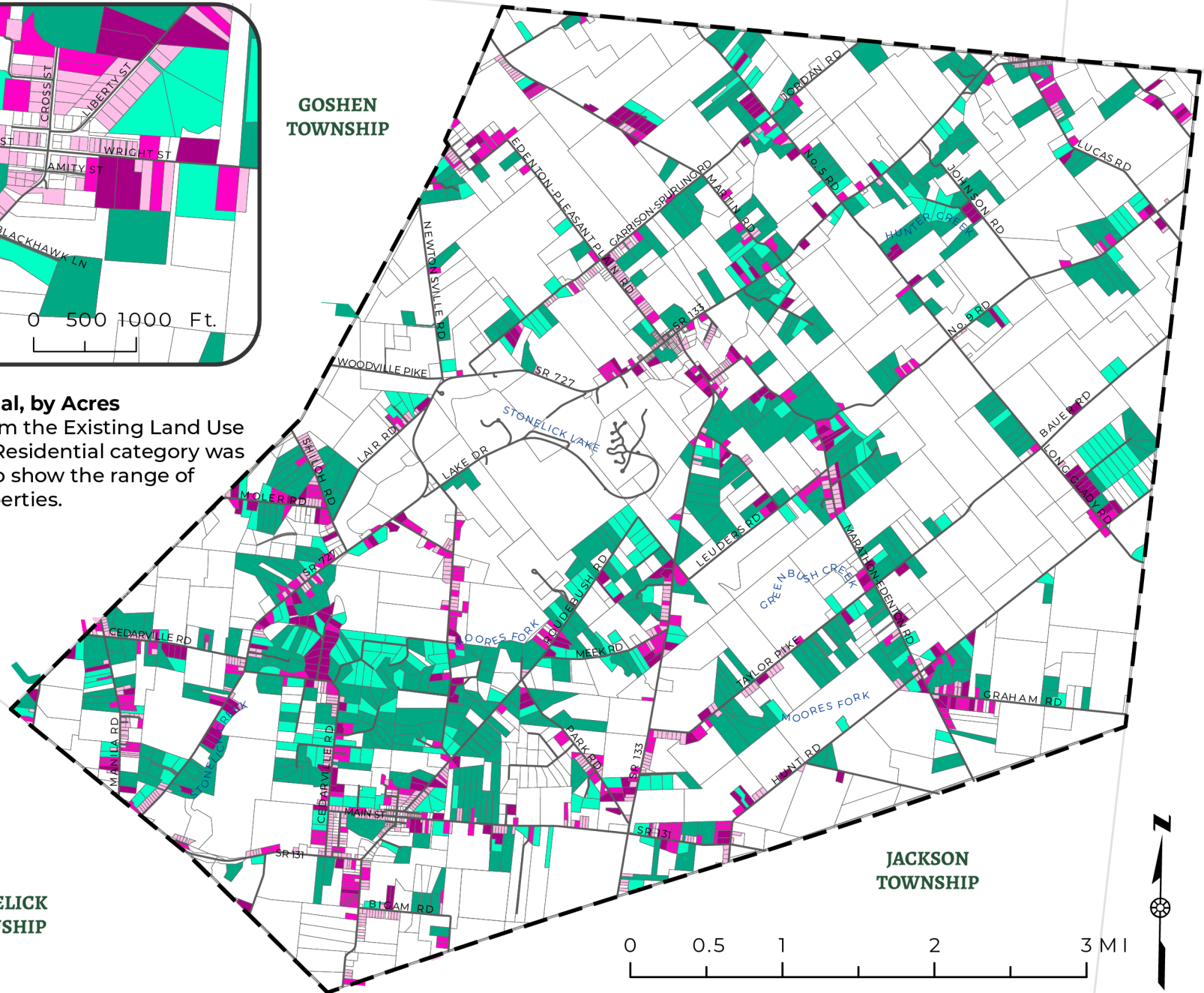


SINGLE FAMILY RESIDENTIAL, BY ACRES



Single Family Residential, by Acres
Description: Derived from the Existing Land Use Map, the Single Family Residential category was broken down by acres to show the range of existing residential properties.

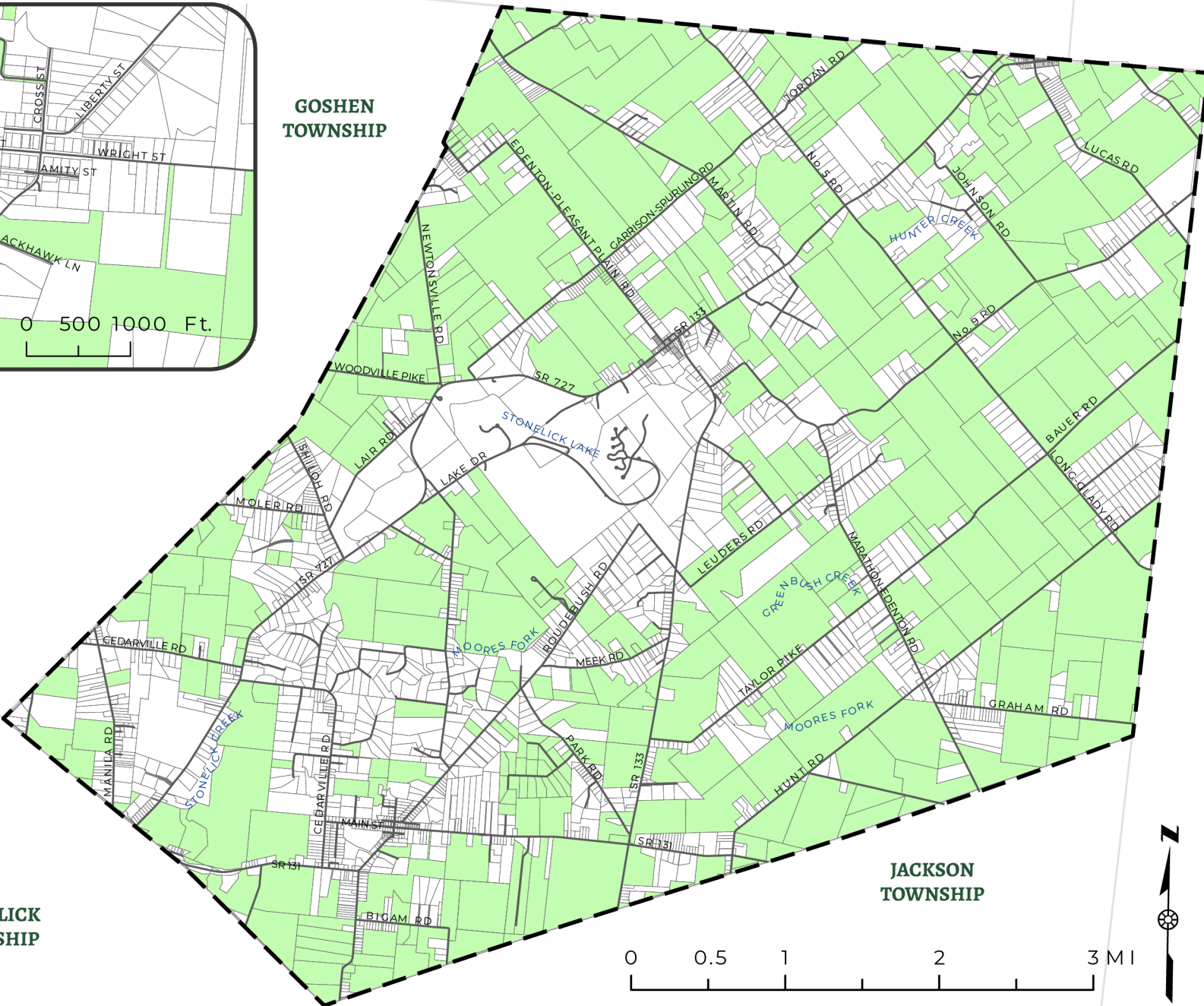
- 5+ Acres
- 3-5 Acres
- 2-3 Acres
- 1-2 Acres
- 0-1 Acres



AGRICULTURAL LAND



**GOSHEN
TOWNSHIP**



**STONELICK
TOWNSHIP**

**JACKSON
TOWNSHIP**



FUTURE LAND USE



LAND USE PLAN

The Land Use Plan provides a guide for the location and density of future land uses illustrated on the Future Land Use Map. This updated plan provides for a range of housing densities based on the availability of utilities, development constraints and public input. **The Land Use Plan does not replace zoning but instead looks at Wayne Township in a broader spectrum than zoning.** Zoning provides detailed regulations on lot size, width, landscaping, parking and other design features on a site-by-site basis. The Land Use Plan provides guidance on future land uses and densities that may shape how properties are zoned in the future. This plan was created to allow for each property owner to have the ability to develop but in a way that will minimize any detrimental impacts on the rest of the community.

The previous Growth Management Plan divided Wayne Township into seven categories, with areas dedicated to commercial growth and agricultural preservation areas. The categories have been updated to reflect the addition of Newtonsville, key updates to the commercial areas, and residential areas – they are divided into three categories: Commercial and Residential Area Districts, Residential Districts, and Protected Districts. **The categories are descriptive of the future vision for the areas and do not reflect the current zoning of the property.**

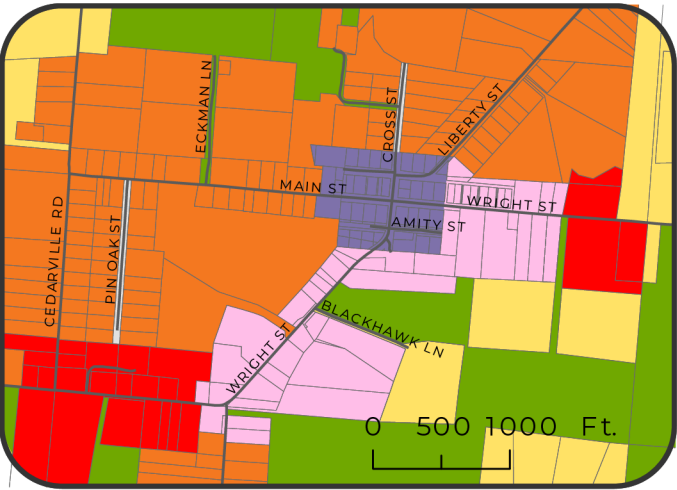
Methodology and Description

The Future Land Use Map was constructed by first analyzing the existing use of every property in Wayne Township – see Existing Land Use Map for details. The existing use of property is generally what is desired to be the primary use of land in the future, as the majority of Wayne Township is unsuitable for intense development due to lack of planned infrastructure and services. Participants in the planning process indicated there was some desire for additional commercial development in select areas, such as Newtonsville, where the wastewater treatment plant is located.

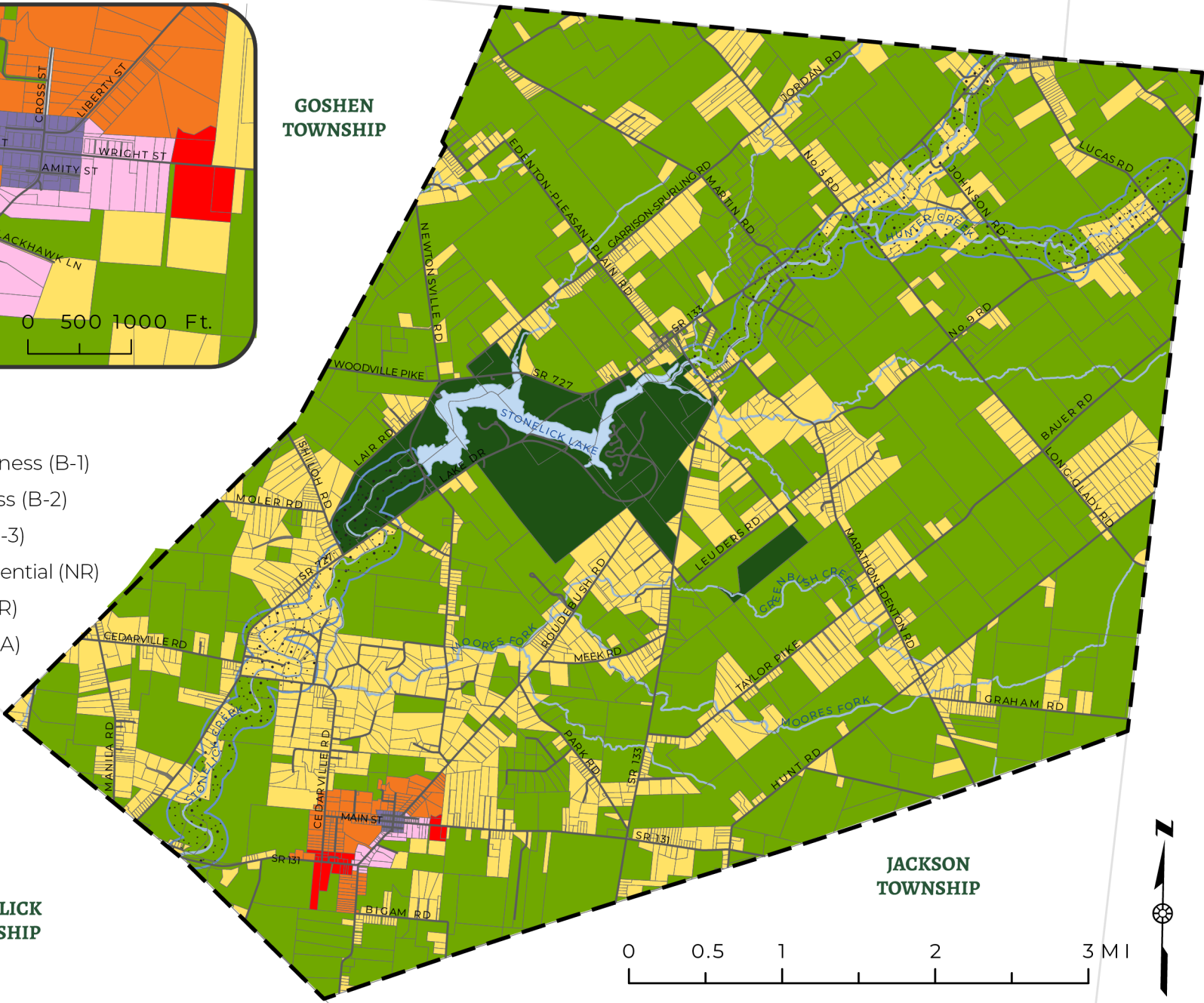
Newtonsville is located centrally between the intersections of SR 131, Cedarville Road, and Main Street. The desired future character of the area is primarily single-family neighborhood residential, rural residential, and limited commercial uses. Three types of business districts were identified in select locations to create a balance of neighborhood businesses, community businesses, and limited general businesses. The intention is for flexibility between the three districts, with heavier traffic businesses, such as those in the General Business district, to be located on the edges of the town center. There are instances where existing agricultural lands and open spaces surround the business areas; these areas should continue to be maintained with compatible rural uses to maintain the rural character of the Township.

The remainder of Wayne Township consists of agricultural lands, large lot single family, and estate residences – ensuring the future protection of its rural character. Limited agriculturally related businesses uses are encouraged to enhance and support farming services if impacts can be mitigated. Additionally, Stonelick Creek and Stonelick State Park are considered invaluable assets that must continue to be protected, with careful examination of any future development within the designated 200' preservation boundary.

Future Land Use Map



- Legend**
- Neighborhood Business (B-1)
 - Community Business (B-2)
 - General Business (B-3)
 - Neighborhood Residential (NR)
 - Rural Residential (RR)
 - Agricultural / Rural (A)
 - Parks, Recreation, & Preserves (PR)
 - Preservation (P)



STONELICK
TOWNSHIP

JACKSON
TOWNSHIP

COMMERCIAL AND RESIDENTIAL AREA DISTRICTS

Neighborhood Business (B-1) Description:

The Neighborhood Business District is characterized by its location at the heart of Wayne Township within the Newtonsville Area. This features a mix of residential and commercial properties centered along SR 131 and Main Street.

Preferred Uses:

- Professional offices (e.g., law, tax services)
- Retail shops (boutique, specialty, produce shop)
- Food and drink establishments (excluding drive-thru)
- Personal and consumer services
- Gas Station / Convenience Store

Note: Restaurants should be limited to traditional sit-down or walk-in formats; drive-thru restaurants are not preferred in this area.

Development Guidelines

- Neighborhood businesses are concentrated at the center of the Township, providing services that support rural living while maintaining a small-town character.
- Proposed developments should be low-density, with adequate separation from nearby structures.
- Building character should align with surrounding structures.

Example Images



Community Business (B-2) Description:

With the Completion of the Wastewater Treatment Plant in Newtonsville, limited development is expected to follow in the near term. Commercial development in these areas should be limited to businesses that match or complement the existing rural character of Wayne Township.

Preferred Uses:

- Retail and hardware stores (including strip malls)
- Gas station / Convenience Store
- Medical and pharmacy uses (including prescription services)
- Food and drink establishments (full service and takeout)
- Personal and consumer services
- Publicly owned facilities

Note: Food and drink uses may be broader; drive-thru uses may be appropriate with careful consideration of impacts.

Development Guidelines

- Building height and scale should be compatible with surrounding development, generally limited to one or two stories.
- Setbacks from public roads and residential properties should be sufficient to maintain rural openness, with additional buffering where adjacent to homes.
- Parking areas should be located to the side or rear of buildings when possible, screened with landscaping from roadways and residential uses.

Example Images



General Business (B-3) Description:

General Business areas are those characterized by the potential use for retail stores, professional and business offices, personal services, and other business-related developments. Areas of Wayne Township within designated commercial areas identified on the Growth Management Plan. Uses that rely on motor traffic are preferred on the outskirts of the Newtonsville area. .

Preferred Uses:

- Automotive uses
- Drive-thru restaurants
- Retail and feed stores, wood shop
- Gas station
- Community and institutional uses
- Animal and specialty services (vet, pet store, taxidermy)
- Indoor entertainment and community gathering spaces

Note: Any proposed use in this district should have appropriate separation and screening which will limit its impact on adjacent agricultural or residential properties.

Development Guidelines

- Design and site development should accommodate automotive and regional retail uses with appropriate building scale, adequate parking, and drive-thru lanes, oriented toward main corridors for visibility and efficient traffic flow.
- Require substantial landscaping buffers, screening, and setbacks to separate commercial uses from adjacent residential and agricultural areas, minimizing noise, light, and

visual impacts.

- Manage access and circulation by limiting driveway entrances, encouraging shared access, and providing pedestrian connections; control signage and lighting to prevent glare and preserve community character.

Example Images



Neighborhood Residential (NR) Description:

Represents established and new residential neighborhoods with access to or potential extension of sanitary sewer, primarily within the Newtonsville area as described under “Methodology and Description” (Page 42). Encourages compatibility with traditional local subdivisions.

Preferred Uses

- Single-family detached dwellings
- Accessory structures and garages
- Community parks, playgrounds, trails
- Institutional uses that serve nearby residents

Note: Consistent streetscapes, sidewalks, and small-scale civic spaces are preferred to maintain a cohesive neighborhood form.

Development Guidelines

- Support primarily single-family detached homes and duplexes on modestly sized lots with sanitary sewer access, incorporating accessory structures like garages while preserving a spacious, low-density feel.
- Allow neighborhood-serving institutional uses such as small churches and childcare centers scaled to fit the rural context and serve local residents without disrupting rural character.
- Maintain compatibility with traditional rural subdivisions through consistent building setbacks, modest streetscapes reflecting rural road character, and preserving open spaces between homes.

Example Image



Rural Residential (RR) Description:

Located beyond the sewer areas of Wayne Township, Rural Residential keeps the rural character of Wayne Township by allowing future residents a chance to experience a rural lifestyle, on 5 or more acres. The Township Zoning Resolution currently allows 2+ acres in the “RLD” Residential Low Density District.

Preferred Uses

- Single-family homes on large lots
- Animal keeping and hobby farming
- Home-based businesses with minimal traffic
- Agricultural support structures (barn, storage, accessory shop)

Note: Development patterns should preserve the rural landscape and avoid fragmentation of farmland.

Development Guidelines

- Support primarily single-family detached homes on modestly sized lots without sanitary sewer access, incorporating accessory structures like garages while preserving a spacious, low-density feel.
- Maintain compatibility with traditional rural residences through consistent building setbacks, modest streetscapes reflecting rural road character, and preserving open spaces between homes.

Example Images



PROTECTED AND AGRICULTURAL DISTRICTS

Agricultural / Rural (A) Description:

Maintains active farmland and rural uses, preserving the Township's agrarian heritage and scenic qualities. There may also be existing estate residences in these areas and the presence of historically platted towns without water and sewer services. The lack of planned public improvements makes a majority of Wayne Township unsuitable for high density or commercial development, and as such, the agricultural and rural qualities should be maintained.

Preferred Uses:

- Crop production and livestock operations
- Farmsteads and agribusiness support uses (equipment repair, grain storage)
- Farm markets, roadside stands, and direct-sale produce operations
- Single-family dwellings associated with agriculture
- Conservation or natural resource management uses

Development Guidelines

- Protect continuous tracts of farmland and prioritize preservation of prime agricultural soils.
- Maintain deep setbacks and rural roadway character to support ongoing farm operations and scenic quality.
- Limit infrastructure expansion and discourage non-agricultural uses that reduce the viability of farming activities.

Example Images



Preservation (P) Description:

Reserved for ecologically sensitive lands, a 200-foot buffer made up of the Stonelick Creek Valley and its tributaries, the surrounding natural areas should be preserved for the benefit of preserving pristine natural watercourses of Wayne Township. Any development which occurs within this buffer area should be carefully studied for potential impacts on the waterways and properly mitigated.

Preferred Uses

- Nature preserves and floodplain conservation areas
- Trails, boardwalks, and interpretive education facilities
- Wildlife observation and environmental education
- Passive recreation (walking, birding, fishing access)
- Limited large-lot, rural-estate residential uses

Note: Development within or adjacent to these buffers should demonstrate mitigation of runoff and habitat disturbance.

Example Image



Parks, Recreation, & Preserves (PR)

Includes both public and privately managed recreation lands designed for community enjoyment and open space preservation.

Preferred Uses

- Public parks, sports fields, and playgrounds
- Private recreation clubs, campgrounds, and event facilities
- Natural preserves and designated trail corridors
- Community gardens and open space amenities

Note: Facilities should balance public access with preservation of scenic and environmental assets.

Example Image

