Xenia Township Comprehensive Plan

Existing Conditions Assessment
May 2025

DRAFT COPY

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Introduction

Over the next decade, Xenia Township is expected to experience steady, gradual growth. This Comprehensive Plan serves as a guiding framework for residents, trustees, and developers, ensuring that decisions align with the township's long-term vision. It is designed to support both new and existing community members in fostering growth that attracts residents and businesses while preserving the township's natural environment and unique character.

Xenia Township is currently home to 6,742 residents, with a median age of 32 and a notable veteran population of 7.1%. The township's evolving needs, ranging from housing and economic development to infrastructure improvements and farmland preservation, present both opportunities and challenges. Creating a balance between sustainable growth in both new and established neighborhoods, fostering economic development, and protecting agricultural land will create a thriving and resilient community for current and future residents.

This plan outlines key priorities for Xenia Township's future, including enhancing existing neighborhoods, identifying opportunities for future development, strengthening economic growth, improving transportation and connectivity, and preserving farmland and open spaces. At its core, the plan emphasizes the preservation of the township's rural and natural character while fostering thoughtful, sustainable progress.

Through collaboration and strategic planning, the Comprehensive Plan will play a crucial role in strengthening Xenia Township's community, advancing its long-term goals, and building upon its already strong residential foundation.

Brief History

Xenia Township was established on August 20, 1805. Old Town is believed to be the oldest settlement in Greene County. It was once a thriving Shawnee village, reaching a peak population of approximately 1,100 around 1779. In 1780, as General Clarke's forces approached, the Shawnee set fire to the village themselves. Its original Native American name was "Chillicothe," but white settlers later referred to it as "Old Chillicothe" to distinguish it from other villages of the same name.

Daniel Lewis and David Monroe were the original proprietors, while Moses Collier served as the town's surveyor. Although the town existed prior to its official recording, its plat was entered into record on February 6, 1839. Located about three miles north of Xenia along the Little Miami Railroad, it had a population of 200 in 1870. At that time, its businesses included a shoemaker, a distiller, a blacksmith, two wagon makers, a grocer, a dealer in flour and feed, and a school.
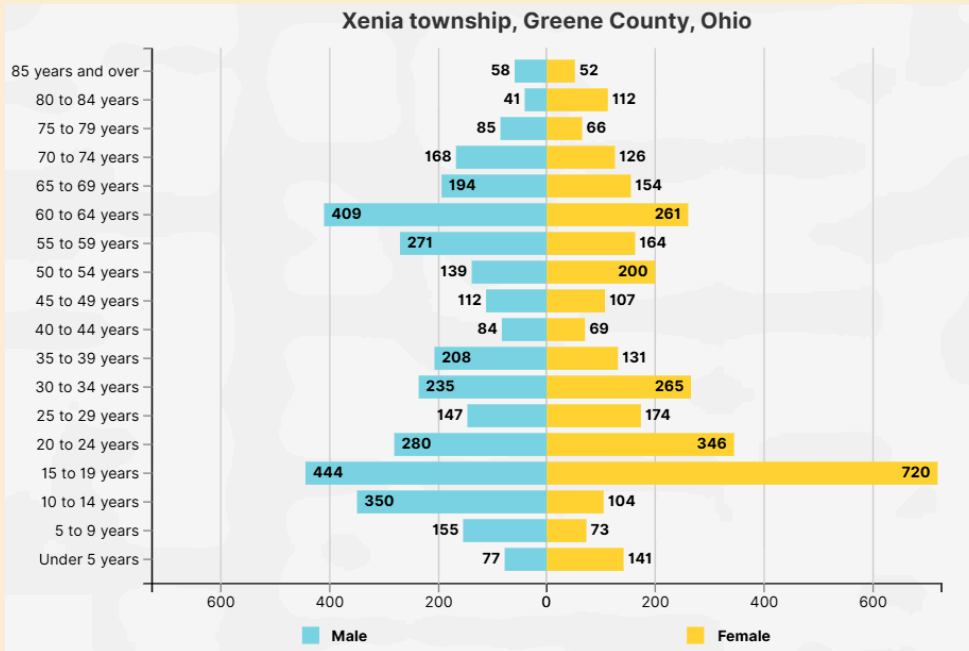
The Wilberforce community was once home to the Shawnee and Ottawa people. Today, it remains an unincorporated village covering approximately 2,380 acres. The area was named in honor of William Wilberforce, the English abolitionist.

Xenia Township has been the center of multiple severe tornadoes that have been considered the worst in American history. In 1974, an F5 tornado destroyed large portions of the City of Xenia, Xenia Township, and Wilberforce. Later in 2000, an F4 tornado landed and caused devastating damage to hundreds of homes and businesses in the Xenia Township area.

Image: Map of Tornado Damage on Wilberforce University from Regional Planning's 1974 Xenia and Wilberforce Tornado Photograph & Document Collection

Population Trends

Xenia township, Greene County, Ohio

| Age group	Male	Female
85 years and over	58	52
80 to 84 years	41	112
75 to 79 years	85	66
70 to 74 years	168	126
65 to 69 years	194	154
60 to 64 years	409	261
55 to 59 years	271	164
50 to 54 years	139	200
45 to 49 years	112	107
40 to 44 years	84	69
35 to 39 years	208	131
30 to 34 years	235	265
25 to 29 years	147	174
20 to 24 years	280	346
15 to 19 years	444	720
10 to 14 years	350	104
5 to 9 years	155	73
Under 5 years	77	141

■ Male   ■ Female

SOURCE:ACS 5-YEAR ESTIMATES DATA PROFILES

Xenia Township's population has grown modestly, reaching 6,742 residents, up from 6,537 in 2010. Seniors aged 65 and older make up 15.7% of the population, while the largest age group—15 to 19 years old—comprises 1,164 residents. This reflects the presence of both school-aged children and college students from nearby institutions.

English is the primary language spoken by 98.6% of residents, aligning with a relatively low foreign-born population of 2.4%. Migration patterns show that most new residents come from out of state, contributing to a 7.5% increase. Meanwhile, 6.1% have relocated from other counties, and 4.6% have moved into town from the county itself.
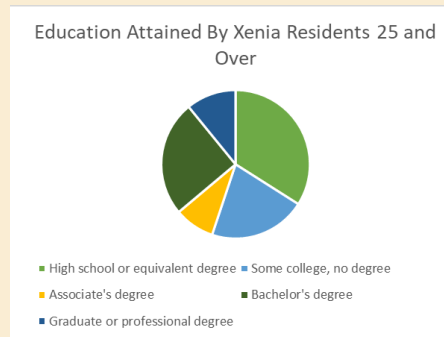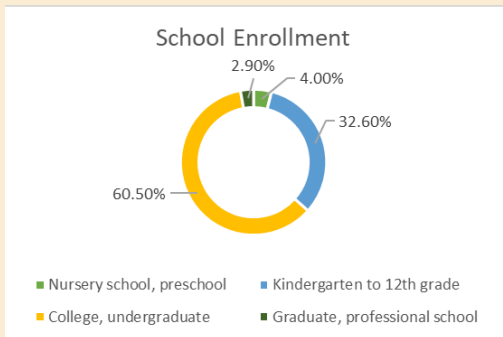
Veterans make up approximately 7.1% of the county's population, adding to the diverse community fabric of Xenia Township.

Xenia Township Population Trends
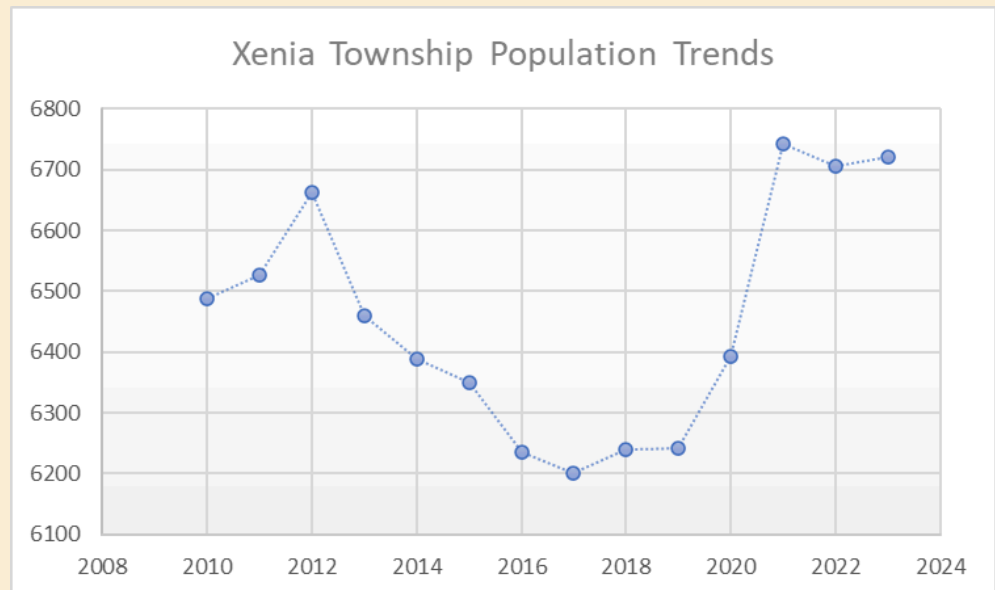
Source: ACS 5-Year Estimates Data Profiles

Education Trends

Of the population within Xenia Township 32.6% of residents are currently enrolled in some form of education from preschool up to graduate and professional schooling. Of the population that is currently enrolled, 60.5% of that population is enrolled in a college undergraduate program thanks to the multiple schools within the Xenia Township community. Of the adults aged 25 and older in Xenia township, 23.9% of residents have a Bachelors degree and 10.3% have a graduate degree or higher.

School Enrollment
2.90%
4.00%
32.60%
60.50%

- Nursery school, preschool
- Kindergarten to 12th grade
- College, undergraduate
- Graduate, professional school

Education Attained By Xenia Residents 25 and Over

- High school or equivalent degree
- Some college, no degree
- Associate's degree
- Bachelor's degree
- Graduate or professional degree

Universities

Another beautiful part of Xenia Township is that it is home to three Higher education facilities that bring people from all over to the Township to explore their educational options. This includes Wilberforce University, Central State University, and Emerge. Emerge is a community-based organization that supports youth aging out of the foster care system by providing trade education and life skills to help them transition successfully into adulthood. This is just one of the many programs Emerge offers; the organization also provides a range of community services, including crisis assistance, therapy, and group recovery programs.

Wilberforce University has 572 students who take their classes in person and on campus while 19 of them attend online classes with a total enrollment of 617 students
Central State University currently has 3,454 students. Of those students 1,883 of them are exclusively taking online classes, 1,136 take some online classes, and 435 take all of their classes in person on campus.
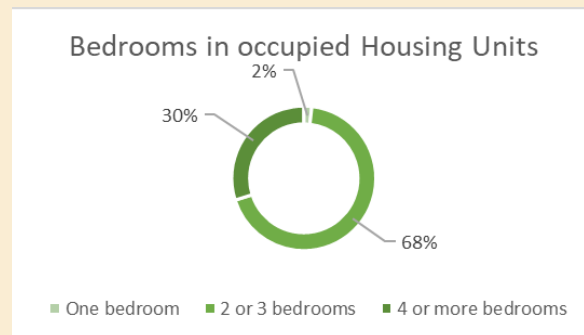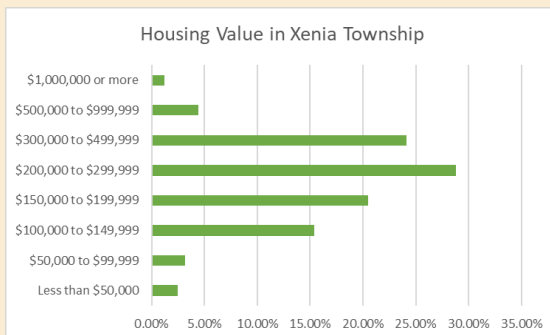
Housing Trends

Currently, there are 2,189 housing units within the Township with a homeownership rate of 90.4%. The 9.6% that is left are rental units that have an average of $913 rent according to the 2023 American Community Survey 5 year estimates. Almost 30% of houses in Xenia Township are valued between $200,000 and $299,000, 29% being over this value with 68% of all houses having two to three bedrooms, about 2% having one bedroom, and 30% having four or more bedrooms.

Housing Value in Xenia Township

$1,000,000 or more
$500,000 to $999,999
$300,000 to $499,999
$200,000 to $299,999
$150,000 to $199,999
$100,000 to $149,999
$50,000 to $99,999
Less than $50,000

0.00% 5.00% 10.00% 15.00% 20.00% 25.00% 30.00% 35.00%

Bedrooms in occupied Housing Units

2%
30%
68%

■ One bedroom   ■ 2 or 3 bedrooms   ■ 4 or more bedrooms

Source: ACS 5-Year Estimates Data Profiles

Greene County and large portions of Xenia Township are expected to experience over a 50% increase in population and household sizes. Most of the areas predicted to develop and grow are on the eastern side of the Township and surrounding the limits of the City of Xenia.

Population Change   **Household Change**

Percent Change
■ 25% - 50%
■ Over 50%
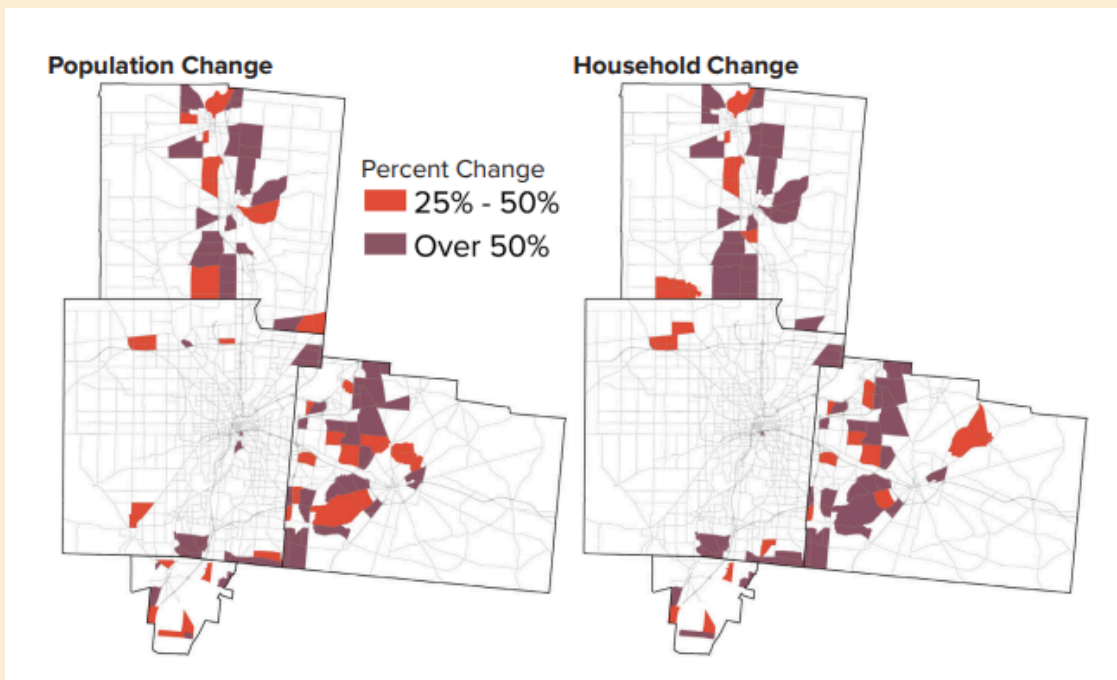
Source: Miami Valley Regional Planning Commission's 2050 Population and Employment Projections for Long Range Transportation Planning

Although the number of new homes being constructed in Xenia Township each year vary, the trend line for new residential construction is steadily increasing.
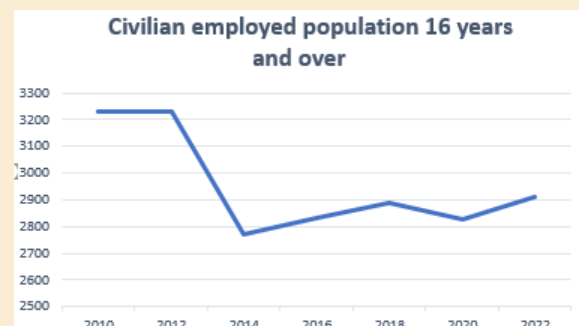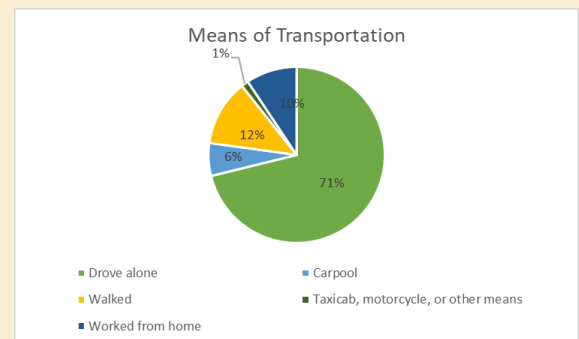
of Zoning Permits Approved for New Homes
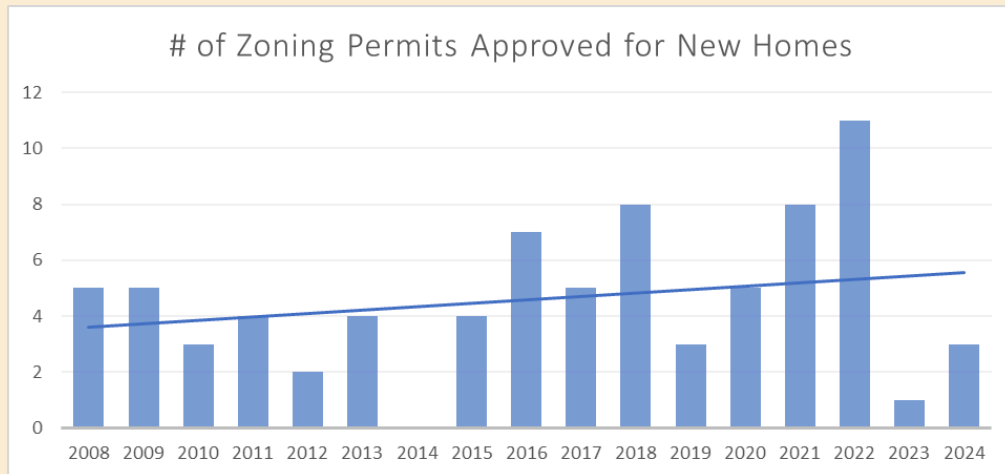
Source: Xenia Township Zoning Permits Records

Economic Trends

51.2% of residents within Xenia Township are employed, 62.6% of employed residents are employed through a private company. The average commute to and from work in minutes is 21.8. 70.8% of commuters drive alone and 9.3% work from home.

The median household income in Xenia Township stands at $96,445, which is notably higher than the median for Greene County. Income levels vary by household type: family households have an average income of $99,628; married couples without children earn an average of $104,063; and nonfamily households, such as individuals living alone, earn an average of $79,327.

The poverty rate in Greene County is approximately 9.7%. In contrast, Xenia Township reports a significantly lower poverty rate of 4%, with the highest incidence of poverty occurring among residents aged 65 and older.

Means of Transportation

- Drove alone
- Carpool
- Walked
- Taxicab, motorcycle, or other means
- Worked from home

Civilian employed population 16 years and over

The American Census Survey (ACS) annually provides information regarding income, jobs, education attainment, housing, ect. According to the Census Bureau, "Industry data describe the kind of business conducted by a person's employing organization. These questions ask: "What was the name of this person's employer, business, agency, or branch of the Armed Forces?," "What kind of business or industry was this?," and an item with four check boxes from which respondents are to select one to indicate whether the business was primarily manufacturing, wholesale trade, retail trade, or other (agriculture, construction, service, government, etc.). These questions were asked of all people 15 years old and over who had worked in the past 5 years. For employed people, the data refer to the person's job during the previous week. For those who worked two or more jobs, the data refer to the job where the person worked the greatest number of hours. For unemployed people and people who are not currently employed, but report having a job within the last five years, the data refer to their last job.[1]



Industry Trends in Xenia Township
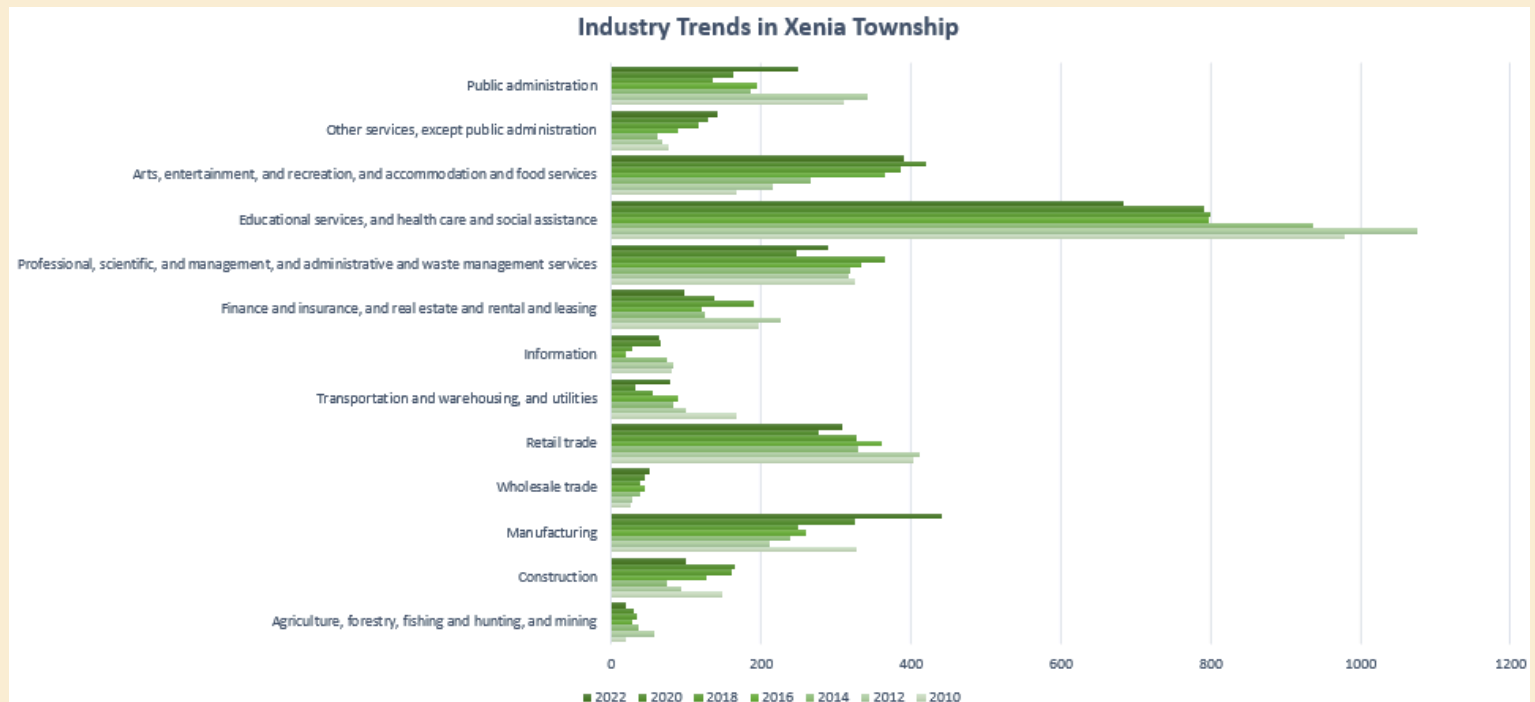
Source: ACS 5-Year Estimates Data Profiles

Xenia Township residents have heavily Leaned towards one major Industry over the years and has stayed in the lead as the number on industry in Xenia Township since 2010. Although it has slowly decreased over the last 15 years, educational services and health care social assistance has led over any other industry. Manufacturing, entertainment and food services, as well as retail have seen a large boom in employment in recent history. Coming close to or surpassing its employment rates in 2010 in all of these fields. However, we have seen a major decline in industries such as Transportation and warehousing, finance and insurance, and a moderately slow decline in Professional and scientific management since 2010. The current top three industries in Xenia Township are Education and Health Care, Manufacturing, Arts and Entertainment.

[1] https://www2.census.gov/programs-surveys/demo/guidance/industry-occupation/IOindexesoverview2024.pdf

Annexation Trends

Annexation of Xenia Township has slowed down since 2005, where the city of Xenia annexed over 80 acres of land; with the next highest year being 2020 where 45.6 parcels of land were annexed. In 2024 there were four annexations that happened that only annexed about 15 acres of land, and so far in 2025 there has been one annex effective as of April 12th 2025.
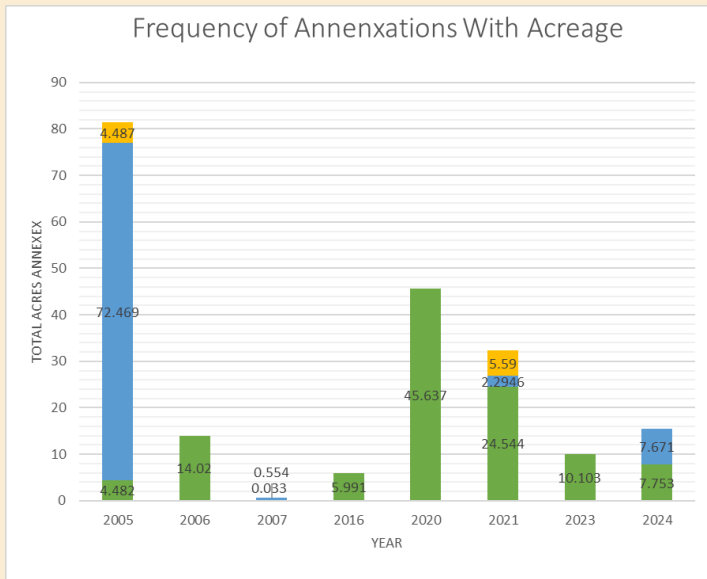

Graph showing number of petitions and acres annexed by year.

Petitions & Acres Annexed By Year

| Year	Acres	Petitions
2005	81.438	3
2006	14.02	1
2007	0.587	2
2016	5.991	1
2020	45.637	1
2021	32.4285	3
2023	45.637	1
2024	15.428	2

Current Land Use

The most up to date land use map is the most recent zoning map of Xenia Township. It shows that the most common zoning within the township is A – Agricultural. It is then followed by R-1 which is Single family residential zoning and B-1 convenience business district. It also has sporadic Institutional and governmental districts, this includes Greene County Career Center, Wilberforce University, and Central State University.
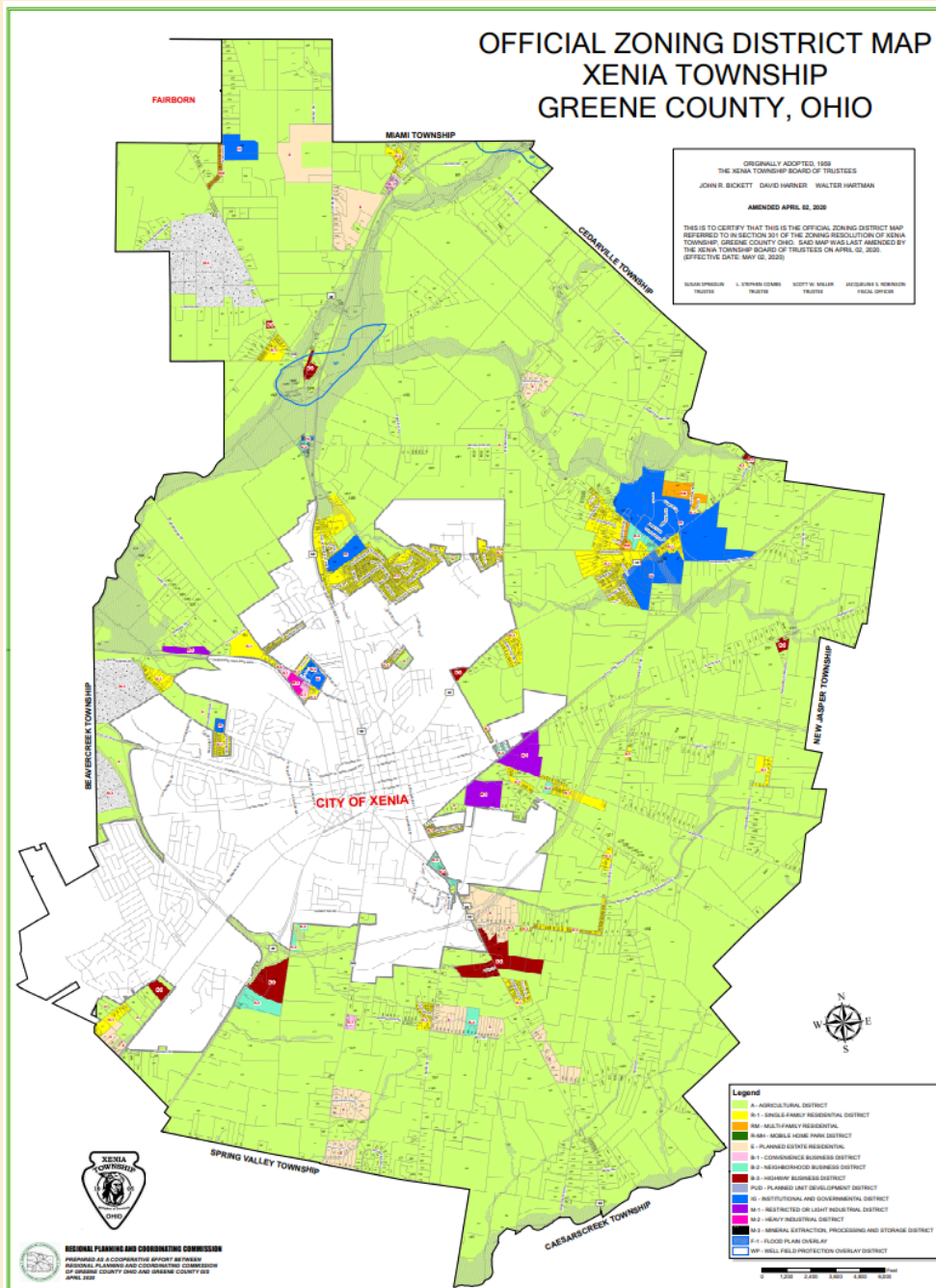

The m-1, light industrial zoning, is closer to the Xenia City borders in three main stretches of land two of which are to the East and one west of the city borders. Xenia Township also has five districts zoned B-3 which would be considered Highway business districts.

Utility Infrastructure

The township gets its water three main ways. Most of the community has well systems put in place and connected directly to their homes. However, in some of the more densely suburban areas within the Township there is a mixture of both Xenia City water access and Greene County water. There are a few parcels spread throughout the community that access their water through other forms of public water systems.
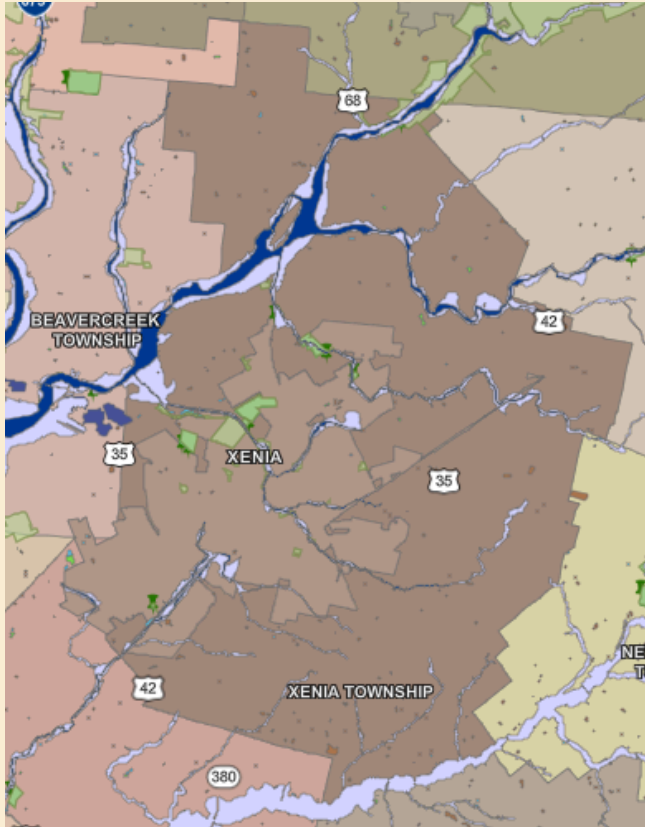

WATER MAP
XENIA TOWNSHIP
GREENE COUNTY, OHIO
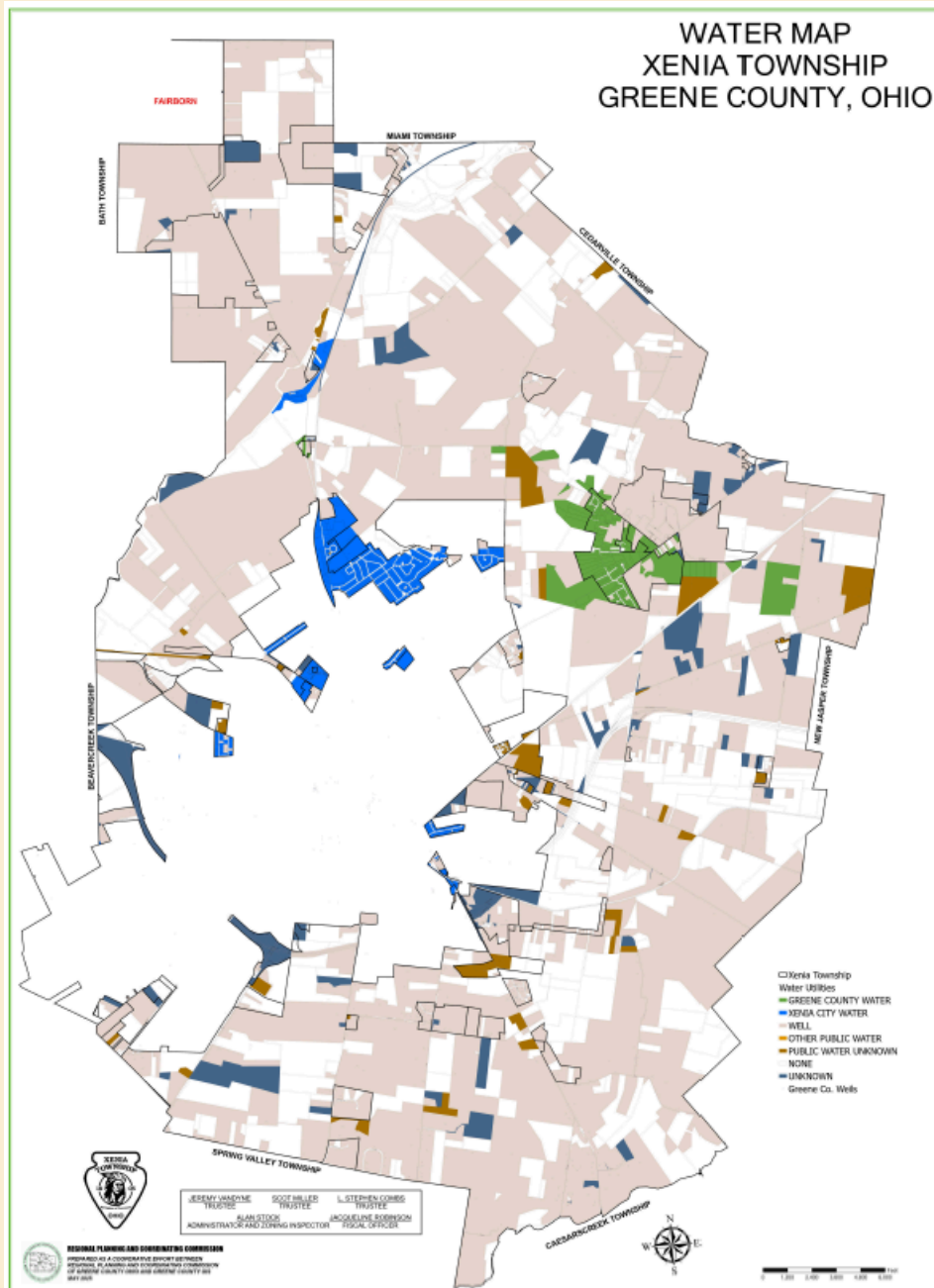
Map below from Perspectives 2040 that outlines the Urban Service Boundary in Xenia Township.

Urban Service Boundary
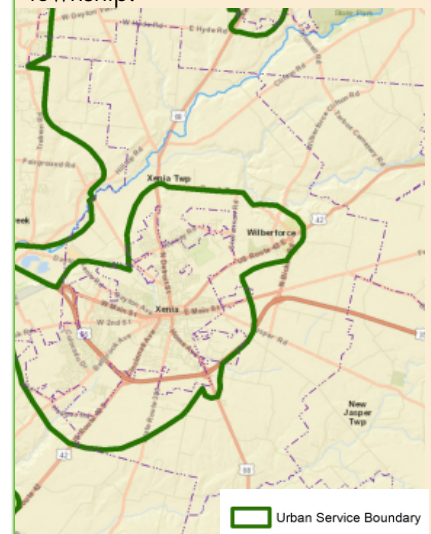
The Urban Service Boundary (USB) is principally concerned with the efficient provision of services like water and wastewater collection. The USB includes areas in which services are now available or may be provided physically and economically within the design planning period. As services and utilities expand, the USB will also continue to expand. The USB is not a physical line, but rather a flexible boundary that changes its shape over time as utilities are made available.
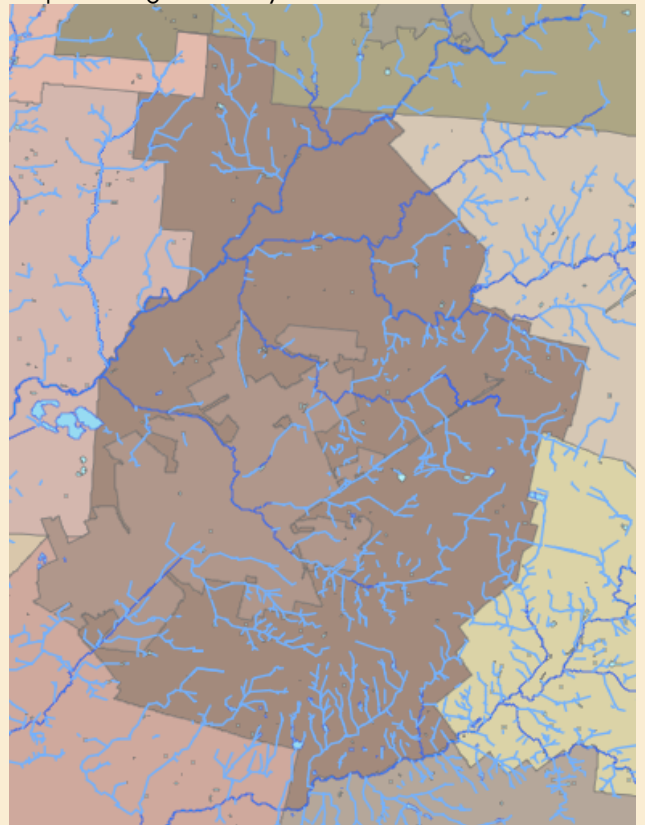
Natural Features

Map showing parks and floodplains.

Xenia Township is full of many green spaces, parks, and recreational areas. From county parks to reserves, and state parks there is an abundant of beautiful public spaces. Some of the areas just within Xenia Township include Pierce Park, Sara Lee Amovitz Preserve, Fairgrounds recreation Center and Reserve, Old Town Reserve Park, Great Council State Park, and the Little Miami State Forest preserve which allow Xenia Township to further their goals of keeping and preserving their already existing Natural Habitat within their borders. These parks spread all over the community and each play a vital role in their local community.

Map showing waterways.

Xenia Township has beautiful rivers and streams that run throughout the entire Township, even running along the townships borders in the south of the Township. This includes Shawnee Creek, Oldtown Creek, Massies Creek, Little Miami Creek, Glady Run, and Conner branch. From these flows of water extend branches all across the township creating constant movement of water like veins of life spreading throughout the entire community. With many rivers and streams comes floodplains and wetlands as well. There are Floodplains located along most of the major water ways within the Township, however the largest one is in the North of the Township running from Kil-kare, through Oldtown, and makes its way up to Yellow Springs.

Community Services

Xenia Township offers a range of community-oriented facilities and services designed to support and engage its residents. The Township is served by two strategically located fire departments, one to the north and one to the south of the City of Xenia, creating well-maintained emergency coverage throughout the area. Additionally, the Township is home to more than ten churches, reflecting a strong sense of community and spiritual engagement. Local organizations, such as the Wilberforce Community Property Owners and Voters Association Inc. (WCPOVA), further contribute to the well-being of the community through dedicated civic involvement and support services.

There are also multiple beautiful historical landmarks within the limits such as Charles Young Buffalo Soldiers National Monument and the Historic Charleston Mill Covered Bridge which brings a rich history to life within the community. Some of the local cemeteries even hold graves of soldiers from the revolutionary war. Xenia Township also has their own road team who work day in and day out to make sure the streets in the community stay safe, up to date, and friendly for easy access across the entire township.

Image of Charleston Mill Covered Bridge from Greene County Archives

Image of Xenia Township Fire & EMS vehicle

Parks

Xenia Township is full of many green spaces, parks, trails and recreational areas. From county parks to reserves, and state parks there is an abundant of beautiful public spaces. Some of the areas just within Xenia Township include Pierce Park, Sara Lee Amovitz Preserve, Fairgrounds recreation Center and Reserve, Old Town Reserve Park, Great Council State Park, and the Little Miami State Forest preserve which allow Xenia Township to further their goals of keeping and preserving their already existing Natural Habitat within their borders. These parks spread all over the community with connections to some of the largest bike and walking trails within Ohio and each play a vital role in their local community.

Farmland Preservation

Ten parcels of farmland are currently protected under the Tecumseh Land Trust within Xenia Township plus one that is currently in progress. These parcels are in the northern portion of the township while the one in progress is in the southeast corner of the township. The Tecumseh Land Trust preserves historical structures and land that are part of the rural landscape using state funding to purchase development rights of farmland. Participating properties are placed under a permanent conservation easement.
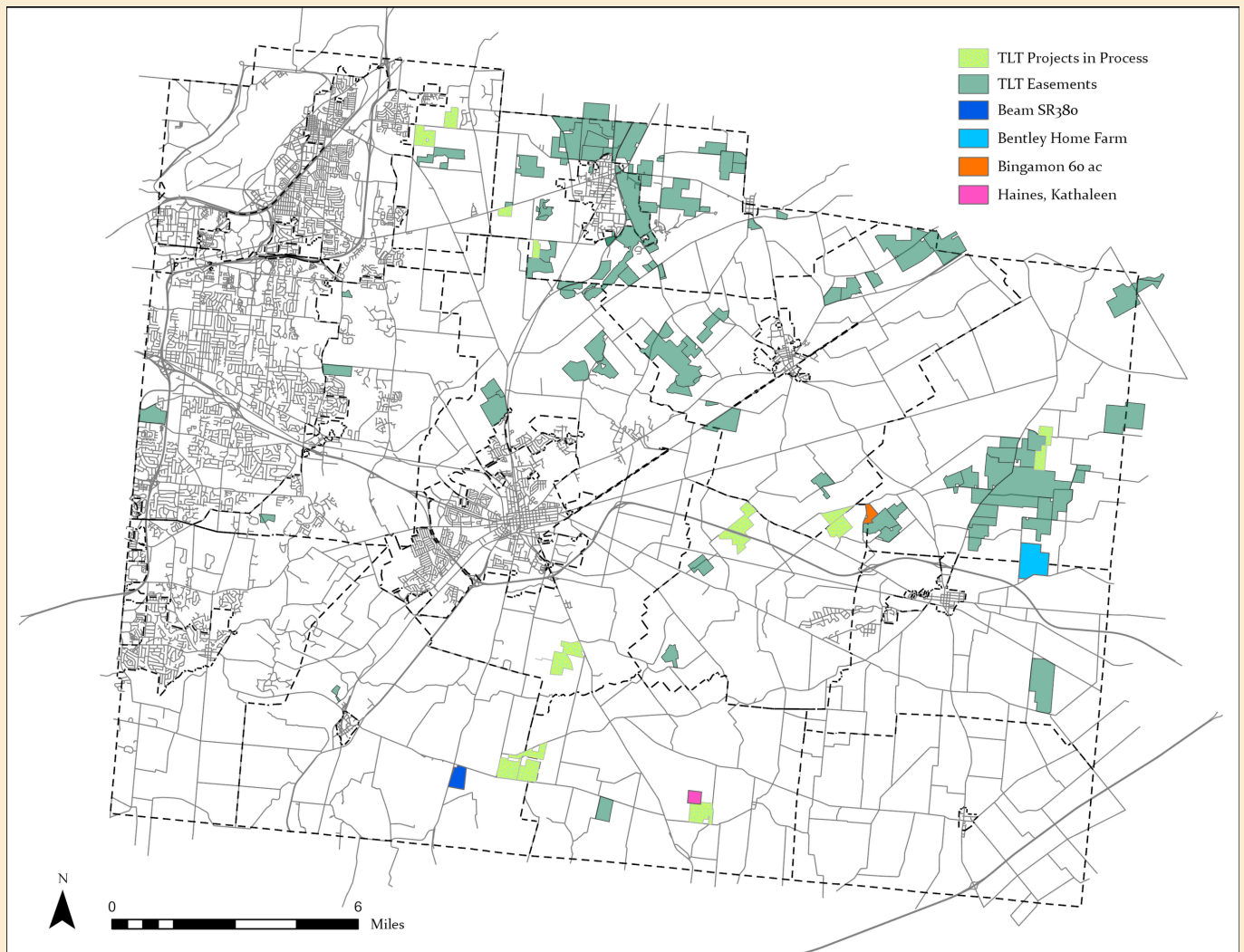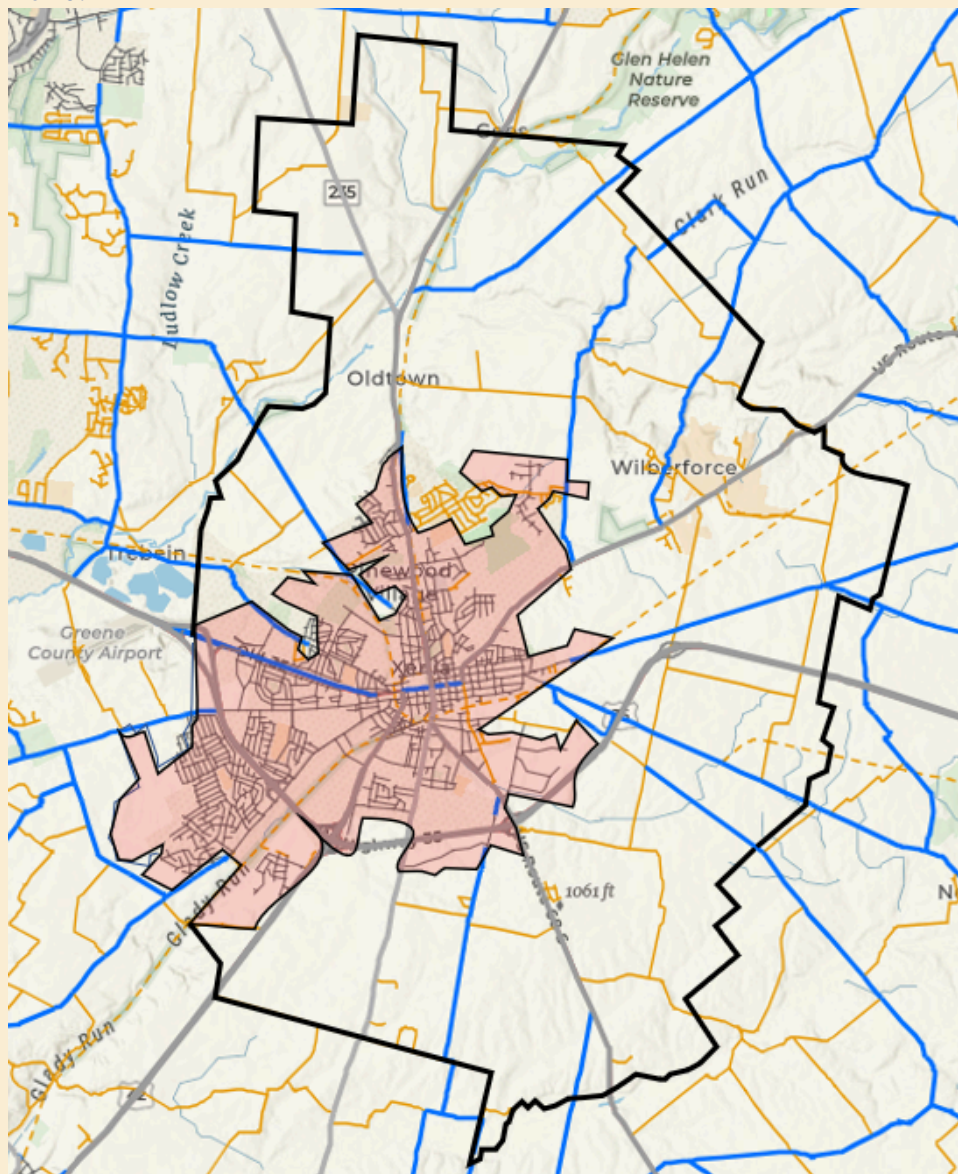

Map: Properties under the Tecumseh Land Trust easement program
Source: Tecumseh Land Trust

Transportation Infrastructure

According to the Greene County Engineer's Road Responsibility Map there Xenia Township has the most state highways and routes compared to other Greene County jurisdictions. The Ohio Department of Transportation is currently constructing a pedestrian and bicycle connection between the Ohio-To-Erie Trail/ Little Miami Scenic Trail to the new Shawnee Interpretive Education Center at Oldtown in Greene County. ODOT is currently drafting its own long-range tranpsotation plan, AO50, to provide development prioritization criteria and plan future projects. This poject is underway and is scheduled to be complete by December 2025.

Some of the Major ODOT roads that run through Xenia Township are
• US-35
• Old 35
• Route 68
• Route 42
• SR-380

2024 Greene County Road Map of Xenia Township from the Greene County Engineer's Office.

Acknowledgements