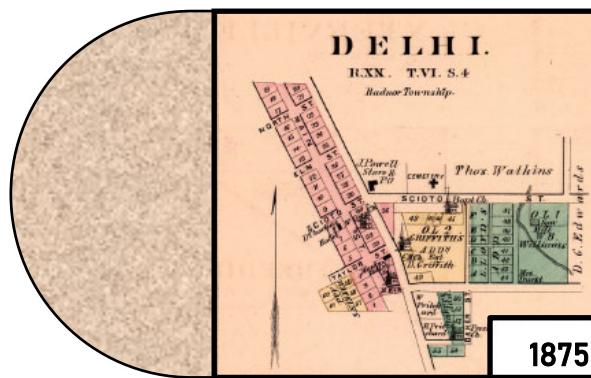


## Vision Statement

*Radnor Township will remain a welcoming, and distinctly rural community that values its agricultural heritage, natural landscapes, and small-town traditions. We will pursue thoughtful, well-managed growth that strengthens our local economy, preserves farmland and open spaces, while planning for adequate infrastructure and services. Through collaboration, responsible stewardship, and community engagement, we will shape a future that supports our residents, honors our past, and ensures a resilient, prosperous township for generations to come.*

# CHAPTER 1

## Introduction



1875

### Beginnings

In 1800, Dr. Samuel Jones of Philadelphia, PA received a land warrant for 4,000 acres in the United States Military lands in payment for his service in the American Revolution. Dr. Jones died before he could allot all of his land. David Pugh purchased the remaining 3,505 acres for \$2,650.00, or about \$.75 an acre. He christened the area Radnor after his home county in Wales.

Pugh had designated a plot for a village named New Baltimore. It never materialized. In 1833, Edward Evans laid out his own village called Delhi. The other residents chose to go by that name also until the late 1870's when, at the request of the railroad, the people decided to name the village Radnor, the same as the township.

### Summary

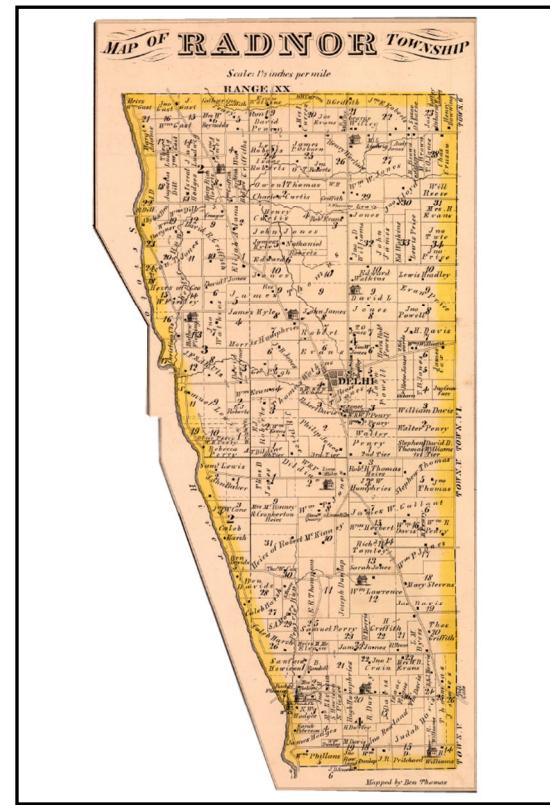
According to the U.S. Bureau of Census, Delaware County is the fastest growing county in Ohio by percentage of growth and second fastest growing county by volume. Radnor Township has experienced minimal growth over the last 40 years, with a current population of 1,639.

Radnor Township is likely to remain a single family residential rural area due to a lack of sanitary sewer service. Del-Co Water has expanded its service area since 2002, which extends to almost all quadrants of the township, with limited service in the northern portion of the Township. The City of Delaware does not provide water service to properties in Radnor Township. However, the nearest city water and sewer lines are approximately 2,600 feet east of the SR-37 and SR-203 intersection.

With the northwestern expansion of Delaware City, the southern portion of the Township may encounter suburban growth pressures in the next few years. Lantern Chase development, Phase 2, Section 6 was

approved in 2019 by the City of Delaware and includes four (4) stub streets to the west that allow for future development. This project, being the nearest large-scale residential subdivision to Radnor Township has home lots that average 0.18-acres in size and average home sales are \$294,208.

The Scioto River is a significant feature in the township recommended for conservation through lower densities and encouragement of conservation subdivision design. SR-37 and portions of OH-203 corridors have the most potential for allowing a commercial base for the township, with access management and architectural guidelines strongly emphasized. The existing density of 1 unit per two acres is still supported for most of the township to help maintain rural character, but higher densities may be appropriate in certain areas if sanitary sewer service were to become available.



Source: New Historical Atlas of Delaware Co. Ohio 1875

## Community

Radnor Township's land use has historically been heavily weighted toward single-family residential and agricultural uses, which still holds true today. These combined land uses make up 83% of the township. The Radnor Township Hall serves as the Township meeting center for public meetings; located on the west side of OH-203 just south of downtown Radnor and part of the Radnor Township Fire Department.

recommended land use map for the future development of the Township. The Township must subsequently amend its zoning (once adopted) to implement these policies and visions. The Comprehensive Land Use Plan is intended to be site-specific, with land use and/or density classification related to each parcel, and viewed from an environmental standpoint with policies to protect critical resource areas. *Data from various sources are utilized and presented cartographically in a GIS format.*

## Creating a Comprehensive Plan

This is the first Comprehensive Plan to be adopted by the Township. The Comprehensive Plan Steering Committee convened on August 13, 2025, for the purpose of beginning the Comprehensive Plan process. Outside of this process, but concurrently, the Township intends on adopting their own zoning resolution.

The Zoning Commission (currently Delaware County, but soon to be Radnor Township) is responsible (Ohio Revised Code (ORC) 519.05) for the submission of a plan to the Township Trustees to achieve the purposes of land use regulation under zoning powers (ORC 519.02). At-large residents and landowners of the Township were encouraged to participate in the planning process.

### **The Comprehensive Land Use Plan is intended to:**

1. Review changes in land use, population, utility services, roads, boundaries that have occurred since the previous plan, as well as the changes in economic, legislative, judicial, and regulatory conditions;
2. Review any existing policies and judge whether they are still representative of the community's values and visions of its future, and if those policies conform to current federal and state land use legislation and court decisions;
3. Review the goals and objectives for the growth in the ensuing 5 to 10 years;
4. Create a revised text and map for the recommended land use on a site-specific basis to guide future growth of the Township;
5. Recommend amendments to local zoning, and the adoption of development policies to assure that the Township will be what it has envisioned when it is all built out.

The Comprehensive Plan contains policies, goals, and a

## Public Participation

### **Citizen Participation in the Decision Making Process**

The Comprehensive Plan typically looks 20-30 years into the future. A community should revisit the comprehensive planning process every 5 to 10 years at a minimum, in order to judge whether the Comprehensive Plan is working or needs amended. The 5 to 10 year updates should also include the involvement of the public, including public participation, to update the community's vision as well. It is the public participation process which provides legitimacy to the comprehensive plan by ensuring that the plan serves the community as a whole.

### **Radnor Township Comprehensive Plan**

#### **Steering Committee**

Radnor Township took steps to open the discussion to the community by forming a steering committee from members of the community who currently serve on public boards, as well as community members at large. The makeup of the Comprehensive Plan Steering Committee included some Township Trustees and a collection of Radnor Township residents, with eight (8) total members.

#### **Public Meetings**

Public meetings were also held on (generally) the last Wednesday of each month. In-person meetings were held at the Township Hall between August, 2025 to March, 2026. Special guests that spoke at some of these meetings included representatives from the Delaware County Soil and Water Conservation District, Delaware County Economic Development and the Delaware Public Health District.

#### **The Community Survey**

A community survey was created by the Steering Committee and promoted representing the residents

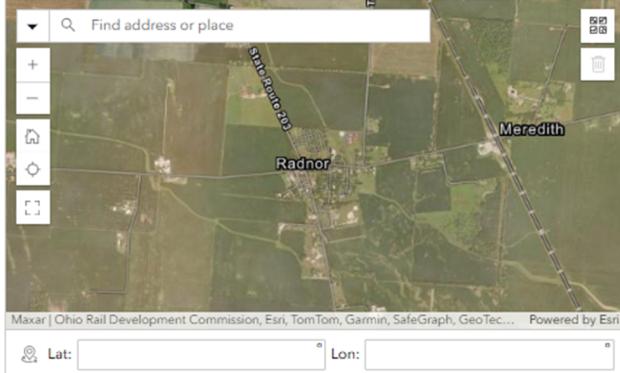
and property owners in Radnor Township. The survey was made up of 22 questions that were focused on the Township character, zoning, requirements, housing types, utilities and demographics of residents (survey respondents). There was a total of 174 responses received between October and December, 2025. The survey questions and final results can be found in the appendix of this Plan.

**Radnor Township Community Assessment**

Radnor Township is creating their first Comprehensive Plan, which is intended to guide policy and development decisions in the future. This brief survey is intended to gain important insight and opinions from residents. Your response to this survey will help generate the direction of the plan and will remain completely confidential. Thank you for your participation.

Please drop a pin on the map where you reside or work within the Township.

An exact address is not necessary, this is just to verify survey participants either live or work in Radnor Township.



Maxar | Ohio Rail Development Commission, Esri, TomTom, Garmin, SafeGraph, GeoTec... Powered by Esri

I enjoy the rural character and small town feeling of our township, which includes the unique combination of undisturbed natural landscapes, farms and agriculture, streams and rivers, lower population density and community connections.

<input type="checkbox"/> Strongly Agree	<input type="checkbox"/> Agree	<input type="checkbox"/> Neither Agree nor Disagree
<input type="checkbox"/> Disagree	<input type="checkbox"/> Strongly Disagree	

*Survey created in ArcGIS Survey123.*