



## MEMORANDUM

**TO:** David Vehaun, City Manager  
**FROM:** Eric S. Hawkins, AICP, Planner III  
**RE:** 2360 Celanese Rd. Rezoning (Case #M-2011-06)  
**DATE:** May 2, 2011

At Council's April 26 meeting, there were questions about the development potential of the western portion of the property at 2360 Celanese Rd. The undeveloped portion of the property that is outside of the floodplain is approximately one-half acre. While there are very few uses that can work with a parcel of this size, its development potential is further reduced by the required riparian buffers. In this case, 50' buffers would be required along both sides of the property, leaving only about two-tenths of an acre outside of the buffer areas. As long as these buffers are in place, any significant development would be precluded. The attached map shows the subject area and the approximate location of the required buffers.

If you have any questions, please contact me.

Attachment

cc: Bill Meyer, Planning & Development Director

**2360 Celanese Rd.**  
**Development**  
**Constraints Map**  
City of Rock Hill  
Planning & Development

ESH, 5/3/11

**Flood Plain**  
(Grey)

**Parcel Boundary**  
(Yellow)

**Approximate Riparian Buffer Area**  
(Green)

2360 Celanese Rd.

100-Year

Outside 500-Year

500-Year

CELANESE RD

WOOD

