

2013 ARDA Related Parcels Proposed Rezoning	
PARCEL	Planning Commission Recommendation
Parcel 2 Mingo North	
Future Land Use	Conservation
Zoning	Conservation
Building Height (R)	
(C)	
Dwelling Units per Acre (Density)	
Dwelling Units per Building	
Parcel 3 Mingo South	
Future Land Use	Conservation
Zoning	Conservation
Building Height (R)	
(C)	
Dwelling Units per Acre (Density)	
Dwelling Units per Building	
Parcel 4 Little Rabbit (The Pointe)	
Future Land Use	Medium Residential
Zoning	R-2, Residential
Building Height (R)	2.5 stories / 40'
(C)	
Dwelling Units per Acre (Density)	6 DUs per acre
Dwelling Units per Building	4 DUs per building
Parcel 5 Rabbit North	
Future Land Use	Conservation
Zoning	Conservation
Building Height (R)	
(C)	
Dwelling Units per Acre (Density)	
Dwelling Units per Building	
Parcel 6 Kiawah River Commons (Riverview)	
Future Land Use	Medium Density Residential; Active Recreation & Open Space
Zoning	R-2, Residential, PR Parks and Recreation*
Building Height (R)	
(C)	
Dwelling Units per Acre (Density)	
Dwelling Units per Building	
*Only Parcel 207-02-00-072 proposed for Active Recreation and Open Space Future Land Use designation and PR, zoning designation	
Oyster Rake	
Future Land Use	Low Density Residential / Active Recreation and Open Space
Zoning	R-1, Residential / PR, Parks and Recreation*
Building Height (R)	
(C)	
Dwelling Units per Acre (Density)	
Dwelling Units per Building	Only Parcel 207-00-00-024 proposed for Active Recreation and Open Space Future Land Use designation and PR, zoning designation
Property Description: Parcels adjacent to Kiawah Island Parkway. TMS#207-00-00-039; -038; -037; -036; -035	
Parcel 8 - Parkway Gate (shared parcel 207-05-00-120)	
Future Land Use	Medium Density Residential
Zoning	R-2, Residential
Building Height (R)	2.5 stories / 40'
(C)	
Dwelling Units per Acre (Density)	6 DUs per acre
Dwelling Units per Building	4 DUs per building
*Parcel 8 is not a unique parcel with a separate TMS #. Parcel 8 and 10 identified by ARDA share the same TMS # as created through the subdivision process. Property Description: This parcel is currently undeveloped.	
Parcel 9 - Beachwalker Office Park (207-05-00-004)	
Future Land Use	Medium Density Residential
Zoning	R-2, Residential
Building Height (R)	2.5 stories / 40'
(C)	
Dwelling Units per Acre (Density)	6 DUs per acre
Dwelling Units per Building	4 DUs per building
Property Description: This parcel is currently undeveloped and being used as parking. Historically a commercial use with former Beachwalker office park and temporary KICA fitness center.	
Parcel 10 - Marsh Point Residual (shared parcel 207-05-00-120)	
Future Land Use	Medium Density Residential

"EXHIBIT A"

Zoning	R-2, Residential
Building Height (R)	2.5 stories / 40'
(C)	
Dwelling Units per Acre (Density)	6 DUs per acre
Dwelling Units per Building	4 DUs per building
<i>*Parcel 10 is not a unique parcel with a separate TMS #. Parcel 8 and 10 identified by ARDA share the same TMS # as created through the subdivision process.</i>	
<i>Property Description: This parcel is currently undeveloped.</i>	
Parcel 11 - Beachwalker Lagoon (207-05-00-117)	
Future Land Use	High Density Residential
Zoning	R-3, Residential
Building Height (R)	2.5 stories / 40' (multifamily 2 stories)
(C)	
Dwelling Units per Acre (Density)	12 DUs per acre
Dwelling Units per Building	4 DUs per building
<i>Property Description: This parcel is currently undeveloped and has a current site plan under review for proposed multifamily development.</i>	
Former Church Parcel (207-05-00-116)	
Future Land Use	High Density Residential
Zoning	R-3, Residential
Building Height (R)	2.5 stories / 40' (multifamily 2 stories)
(C)	
Dwelling Units per Acre (Density)	12 DUs per acre
Dwelling Units per Building	4 DUs per building
<i>*This parcel is not part of ARDA; *rezoned in 2016</i>	
<i>Property Description: This parcel is currently undeveloped and has a current site plan under review for proposed multifamily development.</i>	
Parcel 13 (Lot 1) (Third ARDA Amendment)(207-05-00-118)	
Future Land Use	High Density Residential
Zoning	R-3, Residential
Building Height (R)	2.5 stories / 40' (multifamily 2 stories)
(C)	
Dwelling Units per Acre (Density)	12 DUs per acre
Dwelling Units per Building	4 DUs per building
<i>*Lot 1 Limited Height Zone based on ARDA 3rd Amendment</i>	
<i>***Lot 1 Varied DUs per building based on ARDA 3rd Amendment</i>	
<i>Property Description: This parcel is currently undeveloped and has a current site plan under review for proposed multifamily development.</i>	
The Cape (Second ARDA Amendment)	
Future Land Use	High Density Residential
Zoning	R-3, Residential
Building Height (R)	2.5 stories / 40' (multifamily 2 stories)
(C)	
Dwelling Units per Acre (Density)	12 DUs per acre
Dwelling Units per Building	4 DUs per building
<i>*Area Limited Height Zone based on ARDA 2nd Amendment</i>	
<i>***Varied DUs per building based on ARDA 2nd Amendment</i>	
<i>Property Description: This parcel is currently under construction for permitted multifamily development and western beach club.</i>	
Timbers	
Future Land Use	High Density Residential
Zoning	R-3, Residential
Building Height (R)	2.5 stories / 40' (multifamily 2 stories)
(C)	
Dwelling Units per Acre (Density)	12 DUs per acre
Dwelling Units per Building	4 DUs per building
<i>Property Description: This parcel is currently developed as multifamily development.</i>	
Parcel 12 Parcel 12A Beachwalker Park (207-05-00-001)	
Future Land Use	Medium Density Residential
Zoning	R-2, Residential
Building Height (R)	2.5 stories / 40' (multifamily 2 stories)
(C)	
Dwelling Units per Acre (Density)	6 DUs per acre
Dwelling Units per Building	4 DUs per building
<i>*Parcel 12A is not a unique parcel with a separate TMS # identified by ARDA. Parcel 12A contains Parcel 207-05-00-001 and overlays Parcel 207-05-00-0011 (The eastern portion of Captain Sams)</i>	
<i>Property Description: This parcel is currently the site of existing Beachwalker County Park facilities and parking.</i>	
Parcel 12B - Captain Sams	
Future Land Use	Low Density Residential
Zoning	R-1, Residential

"EXHIBIT A"

Building Height (R)	2.5 stories / 40'
(C)	
Dwelling Units per Acre (Density)	3 DUs per acre
Dwelling Units per Building	
<i>*A portion of this parcel 207-05-00-0011 contains ARDA overlay.</i>	
<i>Property Description: This parcel is currently undeveloped.</i>	
Parcel 16 - The Settlement	
Future Land Use	Low Density Residential / Active Recreation and Open Space
Zoning	R-1, Residential PR, Parks and Recreation*
Building Height (R)	
(C)	
Dwelling Units per Acre (Density)	
Dwelling Units per Building	
<i>*Residential lots (R-1); River Course (PR) *Proposed text amendment to Sec. 12-10 Conditions of Use. (Area for existing club facility including spa to be allowed under The PR zoning designation)</i>	
<i>Property Description: This parcel is currently developed as single family residential and includes the River Course.</i>	
Parcel 41 - Osprey Beach	
Future Land Use	Low Density Residential, Active Recreation and Open Space
Zoning	R-1, Residential PR, Parks and Recreation*
Building Height (R)	
(C)	
Dwelling Units per Acre (Density)	
Dwelling Units per Building	
<i>*Residential lots (R-1); East Beach Club (PR)</i>	
<i>Property Description: This parcel is currently developed as single family residential and includes the East Beach Club.</i>	