2013 ARDA Related Parcels Proposed Rezonings

PARCEL	Current Standards 2013 ARDA	Land Use Planning & Zoning Ordinance / Comprehensive Plan	Proposed Rezoning Staff Recommendaiton (Revised 10.19.23)	Planning Commission Recommendation
Parcel 2 Mingo North			(1.07.000 101.01.20)	
Future Land Use	Mixed Use	Mixed Use	Conservation	Conservation
Zoning	R-2 / C	R-2/C	Conservation	Convservation
Building Height (R)	2.5 stories / 35' height	2.5 stories / 40'		
(C)		2.5 stories / 35'		
Dwelling Units per Acre (Density)	6 DUs per acre (10 Total Units)	6 DUs per acre		
Dwelling Units per Building	6 DUs per building	4 DUs per building		
Parcel 3 Mingo South				
Future Land Use	Mixed Use	Mixed Use	Conservation	Conservation
Zoning	R-2 / C	R-2 / C	Conservation	Convervation
Building Height (R)	2.5 stories / 35' height	2.5 stories / 40'	Conservation	Convservation
	2.3 Stories / 33 Height	2.5 stories / 40 2.5 stories / 35'		
(C)	6 DUs per acre (10 Total Units)			
Dwelling Units per Acre (Density)		6 DUs per acre		
Dwelling Units per Building	6 DUs per building	4 DUs per building		
Parcel 4 Little Rabbit (The Pointe)				
Future Land Use	Mixed Use	Mixed Use	Medium Density Residential	Medium Residential
Zoning	R-2 / C	R-2 / C	R-2	R-2, Residential
Building Height (R)	2.5 stories / 35' height	2.5 stories / 40'		2.5 stories / 40'
(C)		2.5 stories / 35'		
Dwelling Units per Acre (Density)	6 DUs per acre (10 Total Units)	6 DUs per acre		6 DUs per acre
Dwelling Units per Building	6 DUs per building	4 DUs per building		4 DUs per building
Parcel 5 Rabbit North				
Future Land Use	Mixed Use	Mixed Use	Conservation	Conservation
Zoning	R-2 / C	R-2 / C	Conservation	Convservation
<u> </u>	2.5 stories / 35' height	2.5 stories / 40'	Conservation	Convservation
Building Height (R)	2.3 Stories / 33 Height	2.5 stories / 40 2.5 stories / 35'		
(C)	6 DUs per acre (10 Total Units)			
Dwelling Units per Acre (Density)		6 DUs per acre		
Dwelling Units per Building	6 DUs per building	4 DUs per building		
Parcel 6 Kiawah River Commons (Riverview)				
Future Land Use	Mixed Use	Mixed Use	Medium Density Residential; Active Rectreaion & Open Space	Medium Density Residential; Active Rectreaion & Open Space
Zoning	R-2 / C	R-2 / C		R-2, Residential, PR Parks and Recreation
Building Height (R)	2.5 stories / 35' height	2.5 stories / 40'	, i	,
(C)	5	2.5 stories / 35'		
Dwelling Units per Acre (Density)	6 DUs per acre (10 Total Units)	6 DUs per acre		
Dwelling Units per Building	6 DUs per building	4 DUs per building		
*Only Parcel 207-02-00-072 proposed for Active Recreation and Open Space	e Future Land Use designaiton and PR. zoning design	gnation		
Oyster Rake				
Future Land Use	R-2 / C	Mixed Use	Low Density Residential / Active Recreation and Open Space	Low Density Residential / Active Recreation and Open Space
Zoning	R-2 / C	R-2 / C		R-1, Residential / PR, Parks and Recreation

"EXHIBIT A"

	2.5 stories / 40'		
	2.5 stories / 35'		
6 DUs per acre (10 Total Units)	6 DUs per acre		
6 DUs per building	4 DUs per building		Only Parcel 207-00-024 proposed for Active Recreation and Open Space Future Land Use designaiton and PR, zoning designation
0-039; -038; -037; -036; -035			
Commercial	Commercial	Mixed Use	Medium Density Residential
Commercial	Commercial	BW-1, Beachwalker 1	R-2, Residential
no residential	no residential	2.5 stories / 40'	2.5 stories / 40'
2.5 stories / 35' height	2.5 stories / 35'	2.5 stories / 35'	
F.A.R. 0.20-0.25	F.A.R. 0.20	6 DUs per acre	6 DUs per acre
		4 DUs per building	4 DUs per building
by ARDA share the same TMS # as created th	rough the subdivision process.		
		<u> </u>	Medium Density Residential
	R-2 / C		R-2, Residential
2.5 stories / 35' height	2.5 stories / 40'	2.5 stories / 40'	2.5 stories / 40'
		· · · · · · · · · · · · · · · · · · ·	6 DUs per acre
6 DUs per building	4 DUs per building	4 DUs per building	4 DUs per building
ing. Historically a commerial use with former Be	eachwalker office park and temporary KICA fitness	center.	
		Mixed Use	Medium Density Residential
R-2 / C	R-2 / C	BW-1	R-2, Residential
2.5 stories / 35' height	2.5 stories / 40'	2.5 stories / 40'	2.5 stories / 40'
	2.5 stories / 35'	2.5 stories / 35'	
6 DUs per acre (4 Total Units)	6 DUs per acre	6 DUs per acre	6 DUs per acre
6 DUs per building	4 DUs per building	4 DUs per building	4 DUs per building
I by ARDA share the same TMS # as created to	hrough the subdivision process.		
Mixed Use	Mixed Use	High Density Residential	High Density Residential
R-3 / C	R-3 / C	R-3	R-3, Residential
	0.5 (1.1) (4.0) (4.1) (6.1) (6.1)	2.5 stories / 40'	2.5 stories / 40' (multifamily 2 stories)
4 stories / 50'	2.5 stories / 40' (multifamily 2 stories)	2:0 0101100 / 10	2.3 stories / 40 (multilarnily 2 stories)
	2.5 stories / 35'		
4 stories / 50' 12 DUs per acre 7 DUs per building		12 DUs per acre 4 DUs per building	12 DUs per acre 4 DUs per building
	Commercial Commercial no residential 2.5 stories / 35' height F.A.R. 0.20-0.25 by ARDA share the same TMS # as created the Mixed Use R-2 / C 2.5 stories / 35' height 6 DUs per acre (10 Total Units) 6 DUs per building ing. Historically a commercial use with former Bereimann Mixed Use R-2 / C 2.5 stories / 35' height	Commercial Com	Commercial Commercial BW-1, Beachwalker 1

"EXHIBIT A"

Former Church Parcel (207-05-00-116)				
Future Land Use		Mixed Use	High Density Residential	High Density Residential
Zoning		R-3 / C	R-3	R-3, Residential
Building Height (R)		2.5 stories / 40' (multifamily 2 stories)	2.5 stories / 40'	2.5 stories / 40' (multifamily 2 stori
(C)		2.5 stories / 35'		
Dwelling Units per Acre (Density)		12 DUs per acre	12 DUs per acre	12 DUs per acre
Dwelling Units per Building		4 DUs per building	4 DUs per building	4 DUs per building
s parcel is not part of ARDA; *rezoned in 2016				
perty Description: This parcel is currently undeveloped and has a current	site plan under review for proposed multifamily developn	nent.		
Parcel 13				
(Lot 1) (Third ARDA Amendment) (207-05-00-118)				
Future Land Use	Mixed Use	Mixed Use	High Density Residential	High Density Residential
Zoning	R-3 / C	R-3 / C	R-3	R-3, Residential
Building Height (R)	*4 stories / 65' height	2.5 stories / 40' (multifamily 2 stories)	2.5 stories / 40'	2.5 stories / 40' (multifamily 2 stor
(C)	2.5 stories 35'	2.5 stories / 35'		,
Dwelling Units per Acre (Density)	12 DUs per acre	12 DUs per acre	12 DUs per acre	12 DUs per acre
Dwelling Units per Building	***7 DUs per building	4 DUs per building	4 DUs per building	4 DUs per building
*Lot 1 Limited Height Zone based on ARDA 3rd Amendment	Limited Height Zone 3 stories / 55'			
***Lot 1 Varied DUs per builidng based on ARDA 3rd Amendment	two (no more than 14 DUs); two up to 10 DUs; remainder no more than 8 DUs)			
perty Description: This parcel is currently undeveloped and has a current	site plan under review for proposed multifamily developn	nent.		
The Cape (Second ARDA Amendment)				
Future Land Use	Mixed Use	Mixed Use	Mixed Use	High Density Residential
Zoning	R-3 / C	R-3/C	BW-2	R-3, Residential
Building Height (R)	*4 stories / 65' height	2.5 stories / 40' (multifamily 2 stories)	**3 stories / 50'	2.5 stories / 40' (multifamily 2 stor
(C)	2.5 stories 35'	2.5 stories / 35'	2.5 stories 35'	· · · · · · · · · · · · · · · · · · ·
Dwelling Units per Acre (Density)	12 DUs per acre	12 DUs per acre	6 DUs per acre	12 DUs per acre
Dwelling Units per Building	***7 DUs per building	4 DUs per building	7 DUs per building	4 DUs per building
*Area Limited Height Zone based on ARDA 2nd Amendment	Limited Height Zone 25' Height Zone A; 35' Height Zone B		**Structures within in 30' of any property line may not exceed 40' in height.	
***Varied DUs per builidng based on ARDA 2nd Amendment	two (up to 20 DUs); two (up to 12 DUs); remainder (not more than 8 DUs)			
perty Description: This parcel is currently under construction for permitted	I multifamily dayalonment and western heach club			
	manarany development and western beauti side.			
Timbers				
Future Land Use	Mixed Use	Mixed Use	Mixed Use	High Density Residential
Zoning	R-3 / C	R-3 / C	BW-2	R-3, Residential
Building Height (R)	*4 stories / 65' height	2.5 stories / 40' (multifamily 2 stories)	**3 stories / 50'	2.5 stories / 40' (multifamily 2 stor
(C)	2.5 stories 35'	2.5 stories / 35'	2.5 stories 35'	
Dwelling Units per Acre (Density)	12 DUs per acre	12 DUs per acre	6 DUs per acre	12 DUs per acre
Dwelling Units per Building	7 DUs per building	4 DUs per building	7 DUs per building	4 DUs per building
			İ	
			**Structures within in 30' of any property	



Parcel 12A Beachwalker Park (207-05-00-001) Future Land Use Zoning Building Height (R) (C) Dwelling Units per Acre (Density) Dwelling Units per Building cel 12A is not a unique parcel with a separate TMS # identified by ARDa	Mixed Use R-3 / C *4 stories / 65' height 2.5 stories 35' 12 DUs per acre	Mixed Use R-3 / C 2.5 stories / 40' (multifamily 2 stories) 2.5 stories / 35'	Medium Density Residential R-2 2.5 stories / 40'	Medium Density Residential R-2, Residential 2.5 stories / 40' (multifamily 2 stories)
Zoning Building Height (R) (C) Dwelling Units per Acre (Density) Dwelling Units per Building el 12A is not a unique parcel with a separate TMS # identified by ARD	R-3 / C *4 stories / 65' height 2.5 stories 35' 12 DUs per acre	R-3 / C 2.5 stories / 40' (multifamily 2 stories)	R-2	R-2, Residential
Building Height (R) (C) Dwelling Units per Acre (Density) Dwelling Units per Building el 12A is not a unique parcel with a separate TMS # identified by ARD	*4 stories / 65' height 2.5 stories 35' 12 DUs per acre	2.5 stories / 40' (multifamily 2 stories)		•
(C) Dwelling Units per Acre (Density) Dwelling Units per Building sel 12A is not a unique parcel with a separate TMS # identified by ARD.	2.5 stories 35' 12 DUs per acre		2.5 stories / 40'	2.5 stories / 40' (multifamily 2 stories
Dwelling Units per Acre (Density) Dwelling Units per Building cel 12A is not a unique parcel with a separate TMS # identified by ARD.	12 DUs per acre	2.5 stories / 35'		
Dwelling Units per Building sel 12A is not a unique parcel with a separate TMS # identified by ARD.				
cel 12A is not a unique parcel with a separate TMS # identified by ARD.		12 DUs per acre	6 DUs per acre	6 DUs per acre
	7 DUs per building	4 DUs per building	4 DUs per building	4 DUs per building
		s Parcel 207-05-00-0011 (The eastern por	tion of Captain Sams)	
erty Description: This parcel is currently the site of existing Beachwalke	r County Park facilities and parking.		+	_
Parcel 12B - Captain Sams				
Future Land Use	Low Density Residential	Low Density Residential / Mixed Use	Low Density Residential	Low Density Residential
Zoning	R-1	R-1	R-1	R-1, Residential
Building Height (R)	2.5 stories / 40'	2.5 stories / 40'	2.5 stories / 40'	2.5 stories / 40'
(C)	no commercial	no commercial		2.0 0.0.1.00 / 1.0
Dwelling Units per Acre (Density)	3 DUs per acre	3 DUs per acre	3 DUs per acre	3 DUs per acre
Dwelling Units per Building				0 2 00 por do. 0
ortion of this parcel 207-05-00-0011 contains ARDA overlay.				
erty Description: This parcel is currently undeveloped.				
Parcel 16 - The Settlement	Low Density Residential Active Regression and	Low Density Residential / Active	Low Density Desidential / Active Degreetion	Law Dansity Residential / Active Regres
Future Land Use	Low Density Residential, Active Recreation and Open Space	Low Density Residential / Active Recreation and Open Space	Low Density Residential / Active Recreation and Open Space	and Open Space
Zoning	R-2, PR. C	R-2, PR	R-2, PR*	R-1, Residential PR, Parks and Recrea
Building Height (R)	1(2,11).	1 2,111	1 2,111	1 1, reducinar re, ranko ana reduce
(C)			+	
Dwelling Units per Acre (Density)			+	
Dwelling Units per Building			+	
Dwelling Offics per Building			*area for existing club facility inlouding spa,	*Residential lots (R-1); River Course (F
			proposed text amendment for use	*Proposed text amendment to Sec. 12-
			l: ·	Conditions of Use. (Area for existing clu
				facility inlcuding spa to be allowed under
				The PR zoning designation)
erty Description: This parcel is currently developed as single family resi	idential and includes the River Course		-	
nty Description. This pareer is currently developed as single family resi	derital and includes the river Godise.		+	
Parcel 41 - Osprey Beach			·	
	Low Density Residential, Active Recreation and	Low Density Residential / Active	Low Density Residential, Active Recreation	
Future Land Use	Open Space	Recreation and Open Space	and Open Space	and Open Space
Zoning	R-1, C	R-1, PR	R-1, PR	R-1, Residential PR, Parks and Recrea
Building Height (R)				
(C)				
(C) Dwelling Units per Acre (Density)				
<u> </u>				
Dwelling Units per Acre (Density)				*Residential lots (R-1); East Beach Clu