

2013 Amended and Restated Development Agreement | Parcel Specific Comprehensive Plan Future Land Use Map and Zoning Recommendations

ARDA Properties Considered for Rezoning	TMS #	Property Owner(s)	2013 ARDA Land Use Type	Existing		Recommended	
				Future Land Use	Zoning	Future Land Use	Zoning
Parcel 2 Mingo North	2070000031	KICA	R-2/C	Mixed Use	R-2/C	Conservation	Conservation
Parcel 3 Mingo South	2070000032	KICA	R-2/C	Mixed Use	R-2/C	Conservation	Conservation
Parcel 4 Little Rabbit (The Pointe)	**	**	R-2/C	Mixed Use	R-2/C	Medium Density Residential	R-2
Parcel 5 Rabbit North	2070000033	Kiawah Conservancy	R-2/C	Mixed Use	R-2/C	Conservation	Conservation
Parcel 6 Kiawah River Commons (Riverview)	**	**	R-2/C	Mixed Use	R-2/C	Medium Density Residential	R-2 (PR) ⁽⁴⁾
Parcel 9 Beachwalker Office Park	2070500004	Beachwalker Office Park LLC	R-3/C	Mixed Use	R-3/C	Mixed Use	BW-1 ⁽³⁾
Parcel 10 Marsh Point Residual	2070500120	Kiawah Resort Associates	R-2/C	Mixed Use	R-2/C	Mixed Use	BW-1 ⁽³⁾
Parcel 11 Beachwalker Lagoon	2070500117	Kiawah Resort Associates	R-3/C	Mixed Use	R-3/C	Medium Density Residential	BW-1 ⁽³⁾
Parcel 12 A Beachwalker Park	2070500001	KDP II LLC	R-3/C	Mixed Use	R-3/C	Mixed Use	PR
Parcel 12 B Captain Sam's	20705000011	KDP II LLC	R-1	Low Density Residential	R-1	Active Recreation and Open Space	R-1
Parcel 13 A (Lot 1) ⁽¹⁾	2070500118	Kiawah Resort Associates	R-3/C	Mixed Use	R-3/C	High Density Residential	BW-2 ⁽³⁾
Parcel 13 B Cape ⁽¹⁾	2070500122	Beachwalker Development LLC	R-3/C	Mixed Use	R-3/C	Mixed Use	BW-2 ⁽³⁾
Parcel 13 C Timbers ⁽¹⁾	**	Timbers Kiawah Acquisition Partners LLC	R-3/C	Mixed Use	R-3/C	Mixed Use	BW-2 ⁽³⁾
Parcel 16 Settlement	**	**	R-2, C,PR	Low Density Residential / Active Recreation and Open Space	R-2, C,PR	Low Density Residential / Active Recreation and Open Space	R-2, PR
Parcel 41 Osprey Beach	**	**	R-1,C	Low Density Residential / Active Recreation and Open Space	R-1,C	Low Density Residential / Active Recreation and Open Space	R-1
Parcel 43 Ocean Park	**	**	R-2	Medium Density Residential	R-2	Medium Density Residential / Active Recreation and Open Space	R-2, PR ⁽⁵⁾
Parcel 50 Freshfields Village	**	**	FVPD	Planned Development	PD (FFV)	Planned Development	PD (FFV)
Oyster Rake	**	**	R-2/C	Mixed Use	R-2/C	Active Recreation and Open Space	R-1, PR ⁽⁶⁾
Church Parcel ⁽²⁾	2070500116	Kiawah Resort Associates	R-3/C	Mixed Use	R-3/C	Medium Density Residential	BW-1 ⁽³⁾

Notes:

(1) Parcel 13 Parent Tract subdivided into three subparcels (Lot 1, 2 and 3)

(2) Not Included within ARDA

(3) Proposed New Zoning Classifications BW-1, BW-2

(4) Open Space Parcel 207-02-00-072 proposed for rezoning to PR

(5) Only open space and park parcels proposed for rezoning to PR

(6) Only residual Parcel 207-00-00-024 proposed for rezoning to PR, other proposed for R-1

** Multiple Parcels / Property Owners