

SOME FACTS ABOUT THE DEVELOPMENT AGREEMENT

A snapshot inside the 2013 Restated and Amended Development Agreement by and between KRA and the Town of Kiawah Island

This assessment assumes highest counts based on analysis of Charleston County Parcel Data, Kiawah Island Subdivision Records for conveyances or allocations as of March 2, 2022.

631

1,184

874

310

DUs & Developed Parcels prior to 2005 D.A.

Development Agreement Cap

DUs Conveyed / Allocated to 3rd Parties Since 2005

Remaining Dwelling Unit Entitlements

D.A. Timeline

Amended
3 December 2013

Most Recent Amendment
3 November 2020

Expiration Date
1 January 2026



Conveyed / Allocated Dwelling Units & Platted Lots

The Development Agreement (D.A.) identifies a cap on the total number of new single family residential lots and multifamily new dwelling units (DUs) that can be developed after the term of the 2005 Development Agreement. These new single family residential lots and new multifamily DUs shall not exceed 1,184.

Development Agreement Remaining Entitlements



Parcel 13

Captain Sam's

Freshfields Village

Upper Beachwalker

100

50

86

74

Lot 1

Seafields (114 DUs)

Undeveloped parcels along northern Beachwalker Drive have residential and commercial designations in which these parcels can be developed as residential or commercial. Approximately 122K sqft of commercial entitlements exist for Upper Beachwalker. If parcels are developed as commercial, residential DUs entitlements are reduced. *The former church parcel along Beachwalker Drive is not part of the D.A.

Parcel 13
Lot 1 (100 DUs)
The Cape (79 DUs)
Timbers (21 DUs)

Upper Beachwalker
Parcel 8 - Parkway Gate (13K sqft commercial)
Parcel 9 - Beachwalker Office Park (10 DUs 19K sqft commercial)
Parcel 10 - Marsh Point Residual (4 DUs 6K sqft commercial)
Parcel 11 - Beachwalker Lagoon (60 DUs 65K sqft commercial)
*Former Church Parcel (23 DUs 21K sqft commercial)



TRAFFIC on the Parkway

The Town utilizes daily traffic counts to determine if the Near Capacity Traffic Volume (NCTV) is reached. Traffic is evaluated during the busiest times of the year for Kiawah.

NCTV = 1,330 vehicles per hour (vph)

Count Periods

June 1-14 | July 8-22 | August 17-31

During the peak season of 2021, the Kiawah Island Parkway averaged a peak volume of 772 vph for the workday (5 days) and 664 vph for the week (7 days). The highest VPH reached in 2021 occurred on August 18th (1,458 vph). Although traffic volumes are elevated overall, the Parkway has not experienced consistent peaks that exceed the near capacity traffic volume.

Kiawah Island Golf Resort

The Town of Kiawah Island is a party to a second development agreement with the Kiawah Island Golf Resort. The remaining entitlements outlined do not include the undeveloped parcels within the portfolio of KIGR.

Adopted: 5 October 2010

Expiration Date: 11 July 2027