

Maintenance, Enhancements and Major Projects Committee  
Special Meeting  
Friday, July 15, 2016  
2:00 p.m.  
CSA Main Conference Room

The Special Meeting of the Maintenance, Enhancements and Major Projects Committee was called to order at 2:00 p.m. in the main CSA Conference Room by Chairman JR Richardson.

**1. Call to Order**

Present:	JR Richardson, Chair	Truitt Rabun	Cliff McMackin
	Susan Allhusen	John Griffin	Kim Hall
	Randall Chambers	Mike Lawrence	
Guest:	Michael Tucker		
Absent:	Jim Bradshaw	John Parsons	
Staff:	Beau Barnett	David Henderson	Bret Martin
	Victoria Shanahan	Eileen Ganley	

**2. New Business:**

a) Brian Witmer and Wallace Milling of Witmer, Jones & Keefer presented landscaping concepts for the Greenwood Drive Entrance Corridor. Seven areas were identified for enhancement consideration:

- **Parkway**
- **Parkway w/ pipe installation**
- **Park (CSA/Security area/Six Oaks and Farm Area)**
- **Replacement Bamboo Sceneing**
- **Trolly Stop**
- **Powerline Crossing**
- **Forest Preserve**
- **Arrival Experience**

b) David Henderson commented that detailed plans and cost estimates need to be developed for 2017 budget consideration. The current years' budget is insufficient to develop details plans for all 7 areas, so committee prioritization is needed.

JR Richardson would like the committee to prioritize 3 areas for detailed plan development.

**Parkway:**

- a) Create appealing parkway feel using Palmetto Bluff's entry as an example.  
Preserve what we have but enhance to create the "WOW" factor as people drive the parkway.  
Meander and blur the edges to soften the existing linear feel.  
Thinning of trees will create natural lighting. Safety must be considered when thinning as there are many trees close to the road.
- b) Install pipe, fill ditches where needed to create maintainable grassed edges, and provide room for new accent plantings.

**Park:**

Create park experience near CSA/Security Office/Six Oaks Cemetery and Farm area.  
A pocket park creation like the one in Old Town Bluffton may bring people to the area to enjoy the natural surroundings and also an area where future events may be held.  
Incorporate trail lighting without street lights.  
Remove manicured plantings that don't coincide with Sea Pines original concept.  
Selectively thin underbrush.

**Replacement Bamboo Screening:**

Kim Hall relayed that many residents dislike the bamboo screening and would welcome replacing the screening with fencing and plantings that screen as well yet would be more pleasing to look at. Many aspects will need to be considered to replace the bamboo as this will be a very expensive project and could take 2 years to complete.

**Trolley Stop:**

Improve views to the Forest Preserve and golf course.  
Refine the entry experience with hardscape and landscape.  
Install a new trolley shelter to match South Beach.

**Powerline Crossing:**

Reduce rigidity by thinning and plant layering.  
Create foreground pleasing to the eye.

**Forest Preserve:**

Highlight Forest Preserve by opening views to the Maritime Forest.  
Draw people into the Preserve by highlighting live oaks which create a "WOW" factor.

**Arrival Experience:**

Create exceptional first impression with refined plantings and layering.  
Define edges and add color.

### 3. Comments

Bret Martin suggested creating a plan with phases to complete for the first and following years.

David Henderson said the costs to develop detailed plans for the 7 areas will vary. The plan for one large area may cost the same as plans for several smaller areas.

Upkeep and maintenance on new enhancements must also be considered.

Beau Barnett handed out a Reserve Study provided by Victoria Shanahan which proposes a 3 yr. plan for enhancement projects.

JR Richardson suggested creating a bigger impact at those areas closer to inside the gates so that people entering Sea Pines would be left with the “WOW” factor.


JR Richardson made the following motion, seconded by Susan Allhusen and was unanimously passed:

“RESOLVED, the Maintenance, Enhancements and Major Projects Committee approve a) Parkway b) Parkway with Pipe Installation, The Park and Replacing Bamboo Screening as the top 3 priority areas for detailed plan development as submitted.”

### 4. Adjournment:

With no further items to discuss, Chairman JR Richardson made a motion to adjourn the meeting at 3:10 p.m. The motion was seconded by Susan Allhusen and was unanimously passed.

Respectfully submitted,

  
JR Richardson  
Chairman

The next meeting is scheduled for September 1, 2016 at 9:00 a.m. in the main conference room of the CSA Building.