I. CALL TO ORDER

II. ROLL CALL

III. NOTICE REGARDING ADJOURNMENT
The Planning Commission will not hear new items after 9:30 P.M. unless authorized by a majority vote of the Commission Members present. Items which have not been heard before 9:30 P.M. may be continued to the next regular meeting or an additional meeting date as determined by the Commission Members.

IV. NOTICE REGARDING PUBLIC COMMENTS
Every member of the public who is recognized to speak shall address the Chairman and in speaking, avoid disrespect to the Commission, Town Staff, and other members of the meeting. State your name and address when speaking for the record. COMMENTS ARE LIMITED TO THREE (3) MINUTES.

V. ADOPTION OF THE AGENDA

VI. ADOPTION OF MINUTES – November 16, 2016

VII. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA

VIII. OLD BUSINESS

IX. NEW BUSINESS

1. FOR ACTION

   A. Heritage at New Riverside Phase 2D (Street Naming): The project is located at SC Highway 46 and west of HWY 46/ HWY 170 and is identified by tax map number R614 035 000 0014 0000. The application was submitted by Thomas & Hutton on behalf of D.R. Horton, Inc. and is proposing 5 new street names for Phase 2D. The property is zoned Planned Unit Development and should be reviewed based on the requirements set forth in the New Riverside PUD and Unified Development Ordinance Section 3.15.3. (STR-11-16-10334)
B. New Riverside Parcel 4B-1 Master Plan (Master Plan): Consideration of Approval of a Master Plan for New Riverside Parcel 4B. The property is identified by tax map number R610 036 000 0385 0000. The application was submitted by Pulte Home Corp. (with Thomas & Hutton as the Engineer on record) with approval from the property owner New Riverside LLC. The proposed Master Plan is for a residential subdivision on approximately 100 acres, located near the intersection of New Riverside Road and SC Highway 46 and will include up to 300 single family units. Proposed single family residential development within Parcel 4B-1 is an allowed use in accordance with the New Riverside Concept Plan. (MP-12-16-10369) (Staff – Kevin Icard)

X. DISCUSSION

XI. ADJOURNMENT