



Agenda Abstract

BOARD OF COMMISSIONERS

Meeting Date:	April 28, 2025
Department:	Planning and Economic Development
Agenda Section:	Regular
Public hearing:	No
Date of public hearing:	N/A

PRESENTER/INFORMATION CONTACT

Shannan Campbell, Planning and Economic Development Manager
Brynn and Melissa Schreiner, Property Owner(s)

ITEM TO BE CONSIDERED

Subject: Resident Request – Presentation from Brynn and Melissa Schreiner on Development Issues with the Property at 644 McAdams Rd.

Attachments:

1. Presentation materials submitted by the Schreiners
2. Ordinance #20241028-6.B (adopting text amendment on accessory dwelling units and private streets)

Summary:

Brynn and Melissa Schreiner purchased a vacant 0.85-acre parcel at 644 McAdams Rd. (PIN 9864-99-8887). Note that the property has a McAdams Road address, but is actually on an unnamed private, unimproved right of way, that wyes off McAdams Road.

The Schreiners purchased the property to build a single-family dwelling and an accessory dwelling unit two years ago. The Schreiners have been working on the project, and they have encountered several development challenges, largely stemming from private road construction requirements to serve the new residence and accessory dwelling unit. They have requested to address the Board of Commissioners to explain their circumstances and see if the board will exempt them from the requirements.

Financial impacts:

To be determined.

Staff recommendation and comments:

The town board recently adopted an amendment to the Unified Development Ordinance in October 2024 (see enclosed ordinance for reference). Previously, the ordinance only allowed attached accessory dwelling units on private streets. Since the text amendment was adopted in October, both attached and detached accessory dwelling units are now allowed on private streets, but the private streets must still comply with the Unified Development Ordinance regulations and the Hillsborough Street Manual.

Staff does not recommend changing the regulations regarding accessory dwelling units and private streets. Town staff does not recommend allowing new residential units and accessory dwelling units to be constructed without appropriate egress for fire and emergency services, as a public safety issue. However, staff will gladly continue to work with the Schreiners on their project and take feedback/direction from the board on how to proceed with the Schreiners' concerns.

Action requested:

Consider the residents' comments, receive staff feedback, and then provide direction on how the town board wants the property owner and/or town staff to proceed (*e.g.*, text amendment; variance; no action- have property owner comply with the Unified Development Ordinance requirements).