

Edinburgh Zoning Board of Appeals Minutes
 Wednesday, January 7, 2026
 6 p.m. Town Hall

Prior to the beginning of the meeting, Planning Director Julie Young swore in new Board member Karen Fitzpatrick.

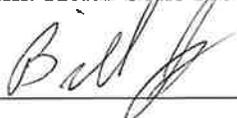
Vice Chairman Keith Sells opened the meeting of the Edinburgh Zoning Board of Appeals with roll call. Members in attendance were Allison Detling, Bill Jones, Greg Stinson, Karen Fitzpatrick and Secretary Stephanie Taylor. Staff members present were Town Attorney Dustin Huddleston and Planning Director Julie Young.

The first order of business was the election of officers for the 2026 year. Keith Sells made the motion that Bill Jones serve as chairman. Greg Stinson seconded the motion, which carried 5-0. Bill Jones then took over leading the meeting. Greg Stinson made the motion that Keith Sells serve as vice chairman. Bill Jones seconded the motion, which carried 5-0. Bill Jones then made the motion that Stephanie Taylor serve as secretary. Greg Stinson seconded the motion, which carried, 5-0.

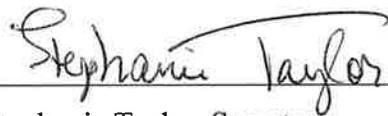
Keith Sells made the motion to accept the minutes of the November 5, 2025, meeting, as presented. Allison Detling seconded the motion, which carried, 4-0. *(Karen Fitzpatrick was not a member of the Board at that time.)*

Planning Director Julie Young then discussed the Unified Development Ordinance, which every Board member received a copy of. She noted that this was the first update of Zoning Ordinances since 1991. She pointed out to Board members that Chapter 8 contains the items that will come to this Board. She stated that Variances, both Development Standard and Use Variances as well as the Special Exceptions in the Use Table will also come to this group, but they are less common. Any appeals of decisions will also come to the group. If there are any questions, Board members are encouraged to contact her or Dustin Huddleston. She also informed Board members that petitioners should not contact them. If any members are contacted, they should direct the callers to her or Mr. Huddleston.

There being no other business, Greg Stinson made the motion to adjourn the meeting at 6:07 p.m. Keith Sells seconded the motion, which carried 5-0.



Bill Jones, Chair



Stephanie Taylor, Secretary

These minutes are a summary of actions taken at the Town of Edinburgh Zoning Board of Appeals meetings. The full video archive of the meeting is available for viewing at <https://www.youtube.com/playlist?list=PL0paqNU7lq5FkjGffQyWphtcPehll-R5q> for as long as this media is supported.