

Community Standards Committee Meeting Minutes

August 12 at 6:30 p.m.

43055 Center Street

A meeting of the South Riding Proprietary Community Standards Committee was convened this day.

MEMBERS PRESENT

Michael Beardslee, Board Liaison

Justin King, Vice Chair

Curtis Smith

Leah Sims

Patrick Reidy

Jason Gurney

Kristi Smith

STAFF PRESENT

Jose Gonzalez, Community Standards Manager

Brittany Unthank, Community Standards Coordinator

OTHERS PRESENT

ABSENT

Ruth Owens

Paul Paolozzi, Chair

CALL TO ORDER

Mr. Reidy called the meeting to order at 6:31 p.m. and asked if anyone would be recording the meeting. No one reported recording.

RESIDENT COMMENT

N/A

APPROVAL OF MINUTES

Mrs. Sims MOVED and Mr. Gourney SECONDED to approve the meeting minutes from the July 8, 2026 meeting. The motion PASSED 3-0-3, Mr. King, Mr. Smith and Mrs. Smith abstained as they were absent from the previous meeting.

BOARD/ COMMITTEE/ STAFF REPORTS

Committee Chair Report: N/A

Board Liaison Report: Trash contract, sidewalks and upcoming Budget & Finance meeting for yearly budget

Staff Report: N/A

OWNER APPLICATION FOR REVIEW/ DECISION

***Please see the Community Standards Committee Application Decisions, entered as Exhibit 1.

EXECUTIVE SESSION

Mrs. Sims MOVED, and Mr. Gourney SECONDED to enter Executive Session at 6:48 p.m. to discuss rules hearing. The motion PASSED unanimously.

Mrs. Sims MOVED, and Mr. Gourney SECONDED to exit Executive Session at 6:51 p.m. The motion PASSED unanimously.

ACTION TAKEN POST EXECUTIVE SESSION

Mrs. Sims MOVED and Mr. Gourney SECONDED to approve the Consent Agenda as recommended by staff. The motion PASSED unanimously.

MATTERS FOR DISCUSSION

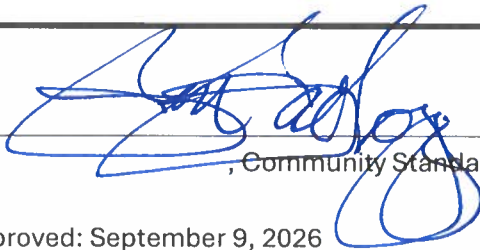
South Riding Approval Provisions

ADJOURNMENT

Mrs. Sims MOVED, and Mr. Reidy SECONDED to adjourn the meeting at 6:52 p.m.

The next meeting will be held at 42420 Unicorn Drive, Wednesday, September 9, 2026 at 6:30 p.m.

Signed: _____



, Community Standards Committee Member

Date Approved: September 9, 2026

EXHIBIT 1			
COMMUNITY STANDARDS COMMITTEE APPLICATION DECISIONS			
8.12.2026			
ADDRESS	PROJECT(S)	MOTION	DECISION
26234 RACHEL HILL DRIVE	SHED	Mrs. Sims MOVED and Mr. Gourney SECONDED to approve the Application as stipulated in the decision letter.	The motion passed unanimously.
43664 INTREPID STREET	SHED	Mrs. Sims MOVED and Mr. Gourney SECONDED to approve the Application as stipulated in the decision letter.	The motion passed unanimously.
43520 JUBILEE STREET	SCREENED PORCH	Mrs. Sims MOVED and Mr. Gourney SECONDED to approve the Application as stipulated in the decision letter.	The motion passed unanimously.
25174 FORTITUDE TERRACE	DECK	Mrs. Sims MOVED and Mr. Gourney SECONDED to approve the Application as stipulated in the decision letter.	The motion passed unanimously.
25504 HEATHFIELD CIRCLE	FENCE	Mrs. Sims MOVED and Mr. Gourney SECONDED to approve the Application as stipulated in the decision letter.	The motion passed unanimously.

43223 MAPLE CROSS STREET	HOT TUB, GAZEBO, PATIO, MISCELLANEOUS/ OTHER	Mrs. Sims MOVED and Mr. Gourney SECONDED to approve the Application as stipulated in the decision letter.	The motion passed unanimously.
42563 PELICAN DRIVE	PATIO	Mrs. Sims MOVED and Mr. Gourney SECONDED to approve the Application as stipulated in the decision letter.	The motion passed unanimously.
43288 BURKE DALE STREET	SHED	Mrs. Sims MOVED and Mr. Gourney SECONDED to approve the Application as stipulated in the decision letter.	The motion passed unanimously.
26036 RACHEL HILL DRIVE	FENCE	Mrs. Sims MOVED and Mr. Gourney SECONDED to approve the Application as stipulated in the decision letter.	The motion passed unanimously.
25945 STINGER DRIVE	DOOR REPLACEMENT: GARAGE	Mrs. Sims MOVED and Mr. Gourney SECONDED to approve the Application as presented.	The motion passed, 5-1- 0, Mr. Reidy OPPOSED.
43053 EUSTIS STREET	SCREENED PORCH	Mrs. Sims MOVED and Mr. Gourney SECONDED to approve the Application as presented.	The motion passed unanimously.