

Community Standards Committee Meeting Minutes
November 12 at 6:30 p.m.
42420 Unicorn Drive

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

MEMBERS PRESENT:

Justin King, Vice Chair
Jason Gurney
Leah Sims
Wayne Smith
Ruth Owens
Curtis Smith
Kristi Smith
Patrick Reidy

STAFF PRESENT:

Jose Gonzalez, Community Standards Manager
Brittany Unthank, Community Standards Coordinator

OTHERS PRESENT:

N/A

ABSENT:

Mark Pontello, Board Liaison	With Notice
Paul Paolozzi, Chair	With notice
Bonnie Kohli	With notice

CALL TO ORDER:

Mr. King called the meeting to order at 6:30 p.m. and asked if anyone would be recording the meeting. No one reported recording.

RESIDENT COMMENT:

N/A

APPROVAL OF MINUTES:

Mr. Gurney MOVED and Mrs. Sims SECONDED to approve the meeting minutes from the October 8, 2025 meeting. The motion PASSED 5-0-3, Mr. Smith, Mr. Reidy and Mrs. Smith abstained as they were absent from the previous meeting.

BOARD/ COMMITTEE/ STAFF REPORTS:

Committee Chair Report: N/A

Board Liaison Report: N/A

Staff Report: VIP Party reminder

OWNER APPLICATION FOR REVIEW/ DECISION

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

EXECUTIVE SESSION:

Mr. Gurney MOVED, and Mrs. Sims SECONDED to enter Executive Session at 6:41 p.m. to discuss rules hearing. The motion PASSED unanimously.

Mr. Gurney MOVED, and Mrs. Sims SECONDED to exit Executive Session at 6:42 p.m. The motion PASSED unanimously.

ACTION TAKEN POST EXECUTIVE SESSION:

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

MATTERS FOR DISCUSSION:


N/A

ADJOURNMENT:

Mr. Smith MOVED, and Mrs. Owens SECONDED to adjourn the meeting at 6:43 p.m.

The next meeting will be held at 42420 Unicorn Drive, Wednesday, December 10, 2025 at 6:30 p.m.

Signed: _____


Paul Paolozzi, Community Standards Committee Member
Justin King

Date Approved: December 10, 2025

EXHIBIT 1			
COMMUNITY STANDARDS COMMITTEE APPLICATION DECISIONS			
11.12.2025			
ADDRESS	PROJECT(S)	MOTION	DECISION
25134 JUSTICE DRIVE	Patio with Seat Wall	Mr. Gurney MOVED and Mrs. Sims SECONDED to table the Application for next meeting pending further information.	The motion passed unanimously.
25544 QUILTS POND COURT	Patio	Mr. Gurney MOVED and Mrs. Sims SECONDED to deny the Application due to lack of information.	The motion passed unanimously.
25282 KENNEBEC DRIVE	Patio, Deck, Pergola	Mr. Gurney MOVED and Mrs. Sims SECONDED to approve the Application as stipulated in the Decision Sheet.	The motion passed 6-0-2, Mr. and Mrs. Smith abstained.
25284 TALENT STREET	Walkway, Landscape, Material Change	Mr. Gurney MOVED and Mrs. Sims SECONDED to approve the Application with a variance and as stipulated in the Decision Sheet.	The motion passed unanimously.
25421 CHICAMA DRIVE	Sunroom, Patio	Mr. Gurney MOVED and Mrs. Sims SECONDED to approve the Application as stipulated in the Decision Sheet.	The motion passed unanimously.

42268 MAGISTRATE COURT	Patio	Mr. Gurney MOVED and Mrs. Sims SECONDED to approve the Application as stipulated in the Decision Sheet.	The motion passed unanimously.
26044 TALAMORE DRIVE	Hot Tub, Patio	Mr. Gurney MOVED and Mrs. Sims SECONDED to approve the Application as stipulated in the Decision Sheet.	The motion passed unanimously.
26168 LANDS END DRIVE	Miscellaneous/ Other	Mr. Gurney MOVED and Mrs. Sims SECONDED to approve the Application as stipulated in the Decision Sheet.	The motion passed unanimously.