



CODE ENFORCEMENT

AUGUST 1, 2023



CODE ENFORCEMENT IN SPRINGVILLE

- Zoning
 - Development Compliance
 - Property Maintenance
- Parking/Vehicles
- Businesses Licensing
 - Unlicensed Businesses
 - Other Violations
- Building
 - Non-permitted Construction
 - Zoning Compliance



BUILDING

- Enforce on building code violations when:
 - We notice non-compliant or unpermitted construction during normal duties
 - We receive a complaint
 - We don't proactively patrol for violations
- Response
 - Stop Work Order (Red Tag)
 - Discuss pathway to compliance with builder/citizen
 - Forward to Officer Willardson for citation if not resolved



CHALLENGES

- Find numerous similar violations when called out on complaint
 - Fairness
 - Public sentiment
- Without proactive enforcement
 - Is the code important/effective?
 - Should it be amended to better reflect actual conditions?
- Continue enforcement as is (we notice violation or respond to complaint)?
 - Consistent proactive enforcement would require multiple new full time staff



ZONING

- Primary goal is compliance not punishment
- Enforce on zoning code violations when:
 - Primarily when complaints are received
 - Other violations are observed when responding to complaint
 - When major violations are noticed throughout regular duties.
- Many difficult cases are commercial properties, not residences
- Generous opportunities to come into compliance
 - Case by case process of
 - Informal notices
 - Follow up
 - Citations



CHALLENGES

- Far more work than time
 - 5-10% of properties in violation
 - Most lower level yard and property maintenance violations not addressed
- Flexible process lacks predictability, increases workload
- Business license enforcement recently adopted SOP
 - Clear
 - Consistent
 - Predictable
- Is a faster/more consistent process appropriate for zoning enforcement?
 - Standard notice to comply and timeline for compliance
 - Standard timeline for issuance of citation
 - Further compliance efforts shifted to Justice Court