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UNIVERSITY OF GEORGIA



GAZA

Code Enforcement in Action: Powers, Pitfalls, and Practical Solutions

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1



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 **GAZA**
Georgia Association of Zoning Administrators



APA
GA

CODE ENFORCEMENT IN ACTION!

Strengthen enforcement skills, handle “grandfathered” uses, and navigate political sensitivities effectively.

2

CODE ENFORCEMENT IN ACTION

- PROPERTY MAINTENANCE
 - IPMC
 - ZONING
- SOLID WASTE
- LITTER CONTROL
- LIFE SAFETY/BUILDING CODES



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3

The slide features three logos in the top left corner. The first is the Carl Vinson Institute of Government logo, which includes a red and white building icon and the text 'Carl Vinson Institute of Government UNIVERSITY OF GEORGIA'. The second is the GAZA logo, which includes a small American flag icon and the text 'GAZA Georgia Association of Zoning Administrators'. The third is the APA GA logo, which includes the letters 'APA' in a large font and 'GA' in a smaller font below it.

4

PROACTIVE AND STRATEGIC

- KNOW YOUR ORDINANCES
- KNOW YOUR CITIZENS
 - ABILITY
 - WILLINGNESS
 - ATTITUDE
- EDUCATE YOUR ORDINANCES
 - FLYERS
 - CONTESTS
 - NEWS ARTICLES
- SHOW EMPATHY & OFFER SOLUTIONS
 - SUPPLY RESOURCES
 - PARTICIPATE

5



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CODE ENFORCEMENT IN ACTION

Know your department's Mission, Vision, and Purpose.

Know where your support comes from.

Know that your team requires training to enhance their ability to perform day-to-day responsibilities.

Let's talk about your Role and Responsibilities:

Managers/Directors:
Inspectors:
Zoning Admin/Planners:
Administrative Staff:

6

CODE ENFORCEMENT IN ACTION

As a code official, you should become familiar with the demographics of your community. Knowing how your division is perceived in a neighborhood is key to your **SAFETY and SUCCESS**.

(gives you an opportunity to prepare and coordinate with other departments before conducting an inspection).

Do you know your citizens?



7

7

CODE ENFORCEMENT IN ACTION! PITFALLS

- Lack of Support
- Inadequate training
- Self
- Budgeting
- Poor relationships with the Public
- Lack of interdepartmental coordination and cooperation

Let's Discuss:



8

8

CODE ENFORCEMENT IN ACTION PRACTICAL SOLUTIONS

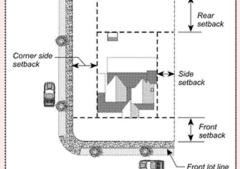
Combined Efforts:

Who Educates?
Who Enforces?



9

9



WHO HANDLES WHAT?

Basic Community Design Standards

- Setbacks
- Density
- Height
- Fencing
- Parking
- Sidewalks
- Landscaping, open space
- Screening

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10

10

**“Grandfathered” / Legal Nonconforming?
Yes or No**

- Building Code: 1999
- Zoning Designation C-3:1979 (Commercial Business District): permitted uses: Service Station and Car Wash.. Property Rezoned 1991 to C-5 (Commercial Institutional Business District), which no longer permits automotive-related uses.
- House built in 1990
- Filling Station built: 1980. Experienced a devastating fire in 1989. Demolished and vacant lot since 1990. New owner, 1999, wants to rebuild the old Filling Station.

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11

**I called my Commissioner.
AND
I visited Google.**

Remember:

Know your ordinances.
Know your community.
Know how to work with your Elected Officials to communicate with their Constituents.
Know how to answer the most common questions.

<https://www.atlantagaestateplanning.com/blog/2025/10/01/what-are-grandfathered-property-rights-in-georgia/>

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12

- **Leadership, Management, and Public Education**
 - Professionals who provide experience in the field of code enforcement as it relates to and benefits the efforts of community improvement, sustainable living, and economic development.
 - Ability to target subject matter to the needs of individual neighborhoods.
 - Code enforcement experts recognize that not all customers have the same needs. Trained Officers, inspectors, and specialists provide communication and educational needs to any target audience.
- **Public Administration, Business, and Economic Development**
 - Provides the public with alternative solutions and effectively holds the subject of compliance as a must,
 - Communicates effectively through written and verbal means, recognizing the customer's ability to understand and adapt,
 - Recognizes and promotes the potential for growth,
- **Criminal Justice, Investigation Techniques, and Court Procedures**
 - Provides the community with a sense of security and assurance of active code enforcement
 - Officers recognize that customer concerns are important and are handled effectively.
 - Officers and inspectors of an effective division are well-versed and knowledgeable of the City and County Code of Ordinances and provide effective, clear testimony bearing facts of a case before the Judicial Powers



13



14



15