



CODE ENFORCEMENT UPDATE

Promoting Safe, Clean, and Vibrant Neighborhoods

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AGENDA

- Organizational Structure
- Common Residential Infractions
- Commercial and Residential Caseload
- Multifamily Ordinance Inspections
- Boarding Houses



Organizational Structure

- Manager: Aaron Harvey
- Senior Code Officer: Todd Parry
- Code Officer: George Bowles, Derek Phillips, and Orlando Flores
- Administration Assistant: Brenda Chavas



Residential: Common Infractions

- Outdoor Storage
- Unpaved Parking
- More Than Four Vehicles
- Exterior Surface Treatment
- High Weeds and Grass



Residential : Process of Improvement

- Increased Officer Patrol
- Routine Neighborhood Compliance Sweeps
- Continued Community Outreach and Education
- Collaboration with Sanitation Department





Commercial and Residential Caseload: A Comparison of 2024 to 2025 (6 Months)

2024 January-June

- Commercial Properties
- 300



2025 January-June

- Commercial Properties
- 560

2024 January-June

- Residential Properties
- 2,518



2025 January-June

- Residential Properties
- 3,942



Multifamily Ordinance Inspections

2024 Phase 1-Completed

- 22% of apartment complexes (4 out of 18) received Multifamily Ordinance Inspection citations
- 100% compliance was achieved for the required 33%-unit inspections across all apartment complexes

Multifamily Ordinance Inspections

2025 Phase 2-In Progress

11.7% apartment complexes (2 out of 18) have completed their second phase of 33%-unit inspections

Note:

- Compliance deadline: December 31, 2025
- Notification letters were sent in March to all remaining properties regarding upcoming inspection requirements.
- We are currently conducting face to face meetings with all apartment complexes to assist them through the process to meet compliance.



Common Concerns from Leadership

- Boarding houses
- Home Business (Illegal)
- Commercial Vehicle in Residential Areas



Boarding House: Limitations and Challenges

Limitations

- A maximum of two unrelated individuals may reside in a single dwelling.
- Many renters are aware of our ordinance and use it to their advantage
- Regrettably, we have no authority to require residents to disclose accurate information about household occupants.

Challenges

- Residents are not required to present identification, even in the presence of law enforcement, to prove relation.
- Many renters have shown reluctance to cooperate with our investigation, which involves online search, officer patrols, and reports from resident.
- The presence of more than four vehicles in the driveway does not, on its own, constitute sufficient evidence to classify a residence as a boarding house.



Boarding House: Investigation

Renting Websites

- Zillow.com
 - Sparreroom.com
 - Facebook.com
 - Search for split pad renters
 - Search for room rentals
- To date, four potential boarding houses have been identified
 - Evidence is required to formally classify these properties
 - Renters are generally aware of regulations, though some provide inaccurate or incomplete information
 - Several renters have been deliberately evasive during our investigations



Home Business (Illegal): Challenges

- The number of vehicles at a property is not definitive evidence of a business
- Frequent visitors do not necessarily indicate business activity
- Limited vehicle movement or is not proof of a business
- Residents may not distinguish between remote work and operating a home-based business
- Clear evidence is required to confirm business activity without a Lawrenceville issued Occupational Tax Certificate



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Any Questions ?



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Thank you!