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**CITY COUNCIL AGENDA ITEM**

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**TO:** Mayor & City Council

**DATE:** May 18, 2010

**FROM:** John McDonough, City Manager

**AGENDA ITEM:** Presentation for the Vacant Property Enforcement Program

**MEETING DATE:** For Submission onto the June 1, 2010, City Council Work Session Meeting Agenda

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**BACKGROUND INFORMATION:** (Attach additional pages if necessary)

See attached:

Memorandum  
PowerPoint Presentation

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**APPROVAL BY CITY MANAGER:**           JPM           APPROVED

\_\_\_\_\_ NOT APPROVED

**PLACED ON AGENDA FOR:**           6/1/10          

**CITY ATTORNEY APPROVAL REQUIRED:** (    ) YES (  ) NO

**CITY ATTORNEY APPROVAL:** \_\_\_\_\_

**REMARKS:**

To: John McDonough, City Manager

From: Nancy J. Leathers, AICP, Director, Department of Community Development 

Date: April 29, 2010 for Submission onto the June 1, 2010 City Council Work Session Agenda

Agenda Item: Presentation for the Vacant Property Enforcement Program

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***CMO (City Manager's Office) Recommendation:***

None

***Background:***

Since June 2008, Code Enforcement staff has been looking at the vacant properties in the area and the level of maintenance. Staff has looked at the ongoing issues of financing and it became apparent that the City had a larger issue. Problem properties demand comprehensive approaches to code enforcement in order to manage substandard, vacant or blighted houses. Such comprehensive approaches require a blend of compliance strategies and enforcement remedies. When confronted with a derelict or vacant property, the Code Enforcement Division generally inspects the property and issues a notice to the property owner and other responsible parties that list the specific code violations and/or the nuisance conditions. In order to address an increasing amount of vacant/substandard properties in the City, the Code Enforcement Division has developed a systematic inspection program that targets these properties called the Vacant Property Enforcement Program (VPEP).

***Discussion:***

The attached PowerPoint presentation provides a summary of the Vacant Property Enforcement Program and is updated through April, 2010.

***Alternatives:***

None

***Concurrent Review:***

None

Community  
Development



# Code Enforcement Activity Report

Community Development Department  
January – March 2010

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## Code Enforcement Values and Guiding Principles

**Customer Service** - A commitment to providing professional and courteous service to residents, customers and co-workers.

**Accountability** - Dedicated to maintaining a high level of integrity.

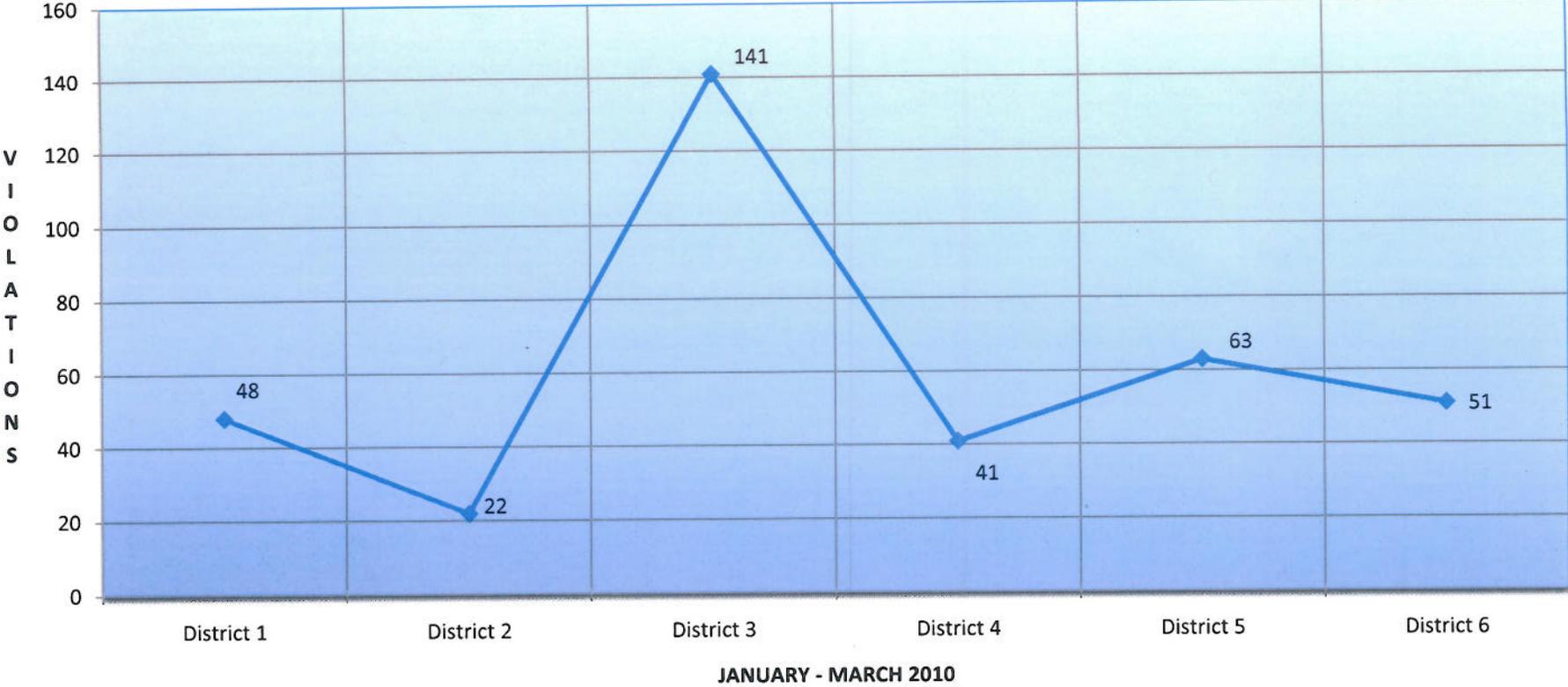
**Teamwork** – Committed to sharing knowledge, resources, responsibilities, and recognition.

**Respect**-Value given to the opinions of all residents, customers and co-workers.

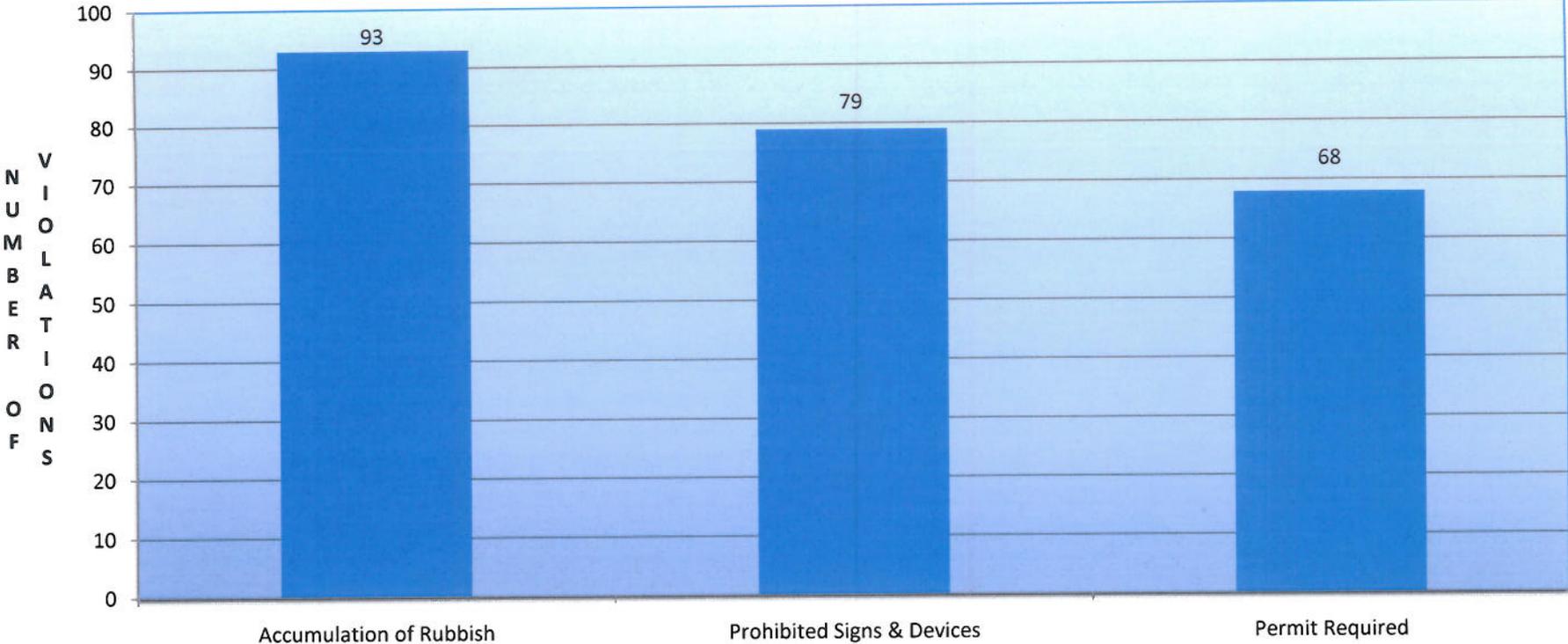
### Activity Summary:

<i>No.</i>	<i>Workload Measures Qrt 1</i>	<i>Jan '10</i>	<i>Feb '10</i>	<i>Mar '10</i>	<i>Total</i>
1	Number of Inspections	70	89	95	<b>254</b>
2	Number of Re-Inspections	107	108	123	<b>338</b>
3	Multifamily Sweeps	1	1	2	<b>4</b>
4	Number of Open Cases	35	60	41	<b>136</b>
5	Number of Closed Cases	37	42	54	<b>133</b>
6	Number of Violations Adjudicated in Municipal Court	48	94	14	<b>156</b>
7	Number of Mailed Notices of Violation	31	33	46	<b>110</b>
8	Total Amount Collected in Fines and Penalties	\$10,450	\$8,950	\$3,275	<b>22675</b>
9	Number of Signs Removed	29	31	48	<b>108</b>
10	Meetings attended	1	0	1	<b>2</b>

# TOTAL VIOLATIONS PER DISTRICT

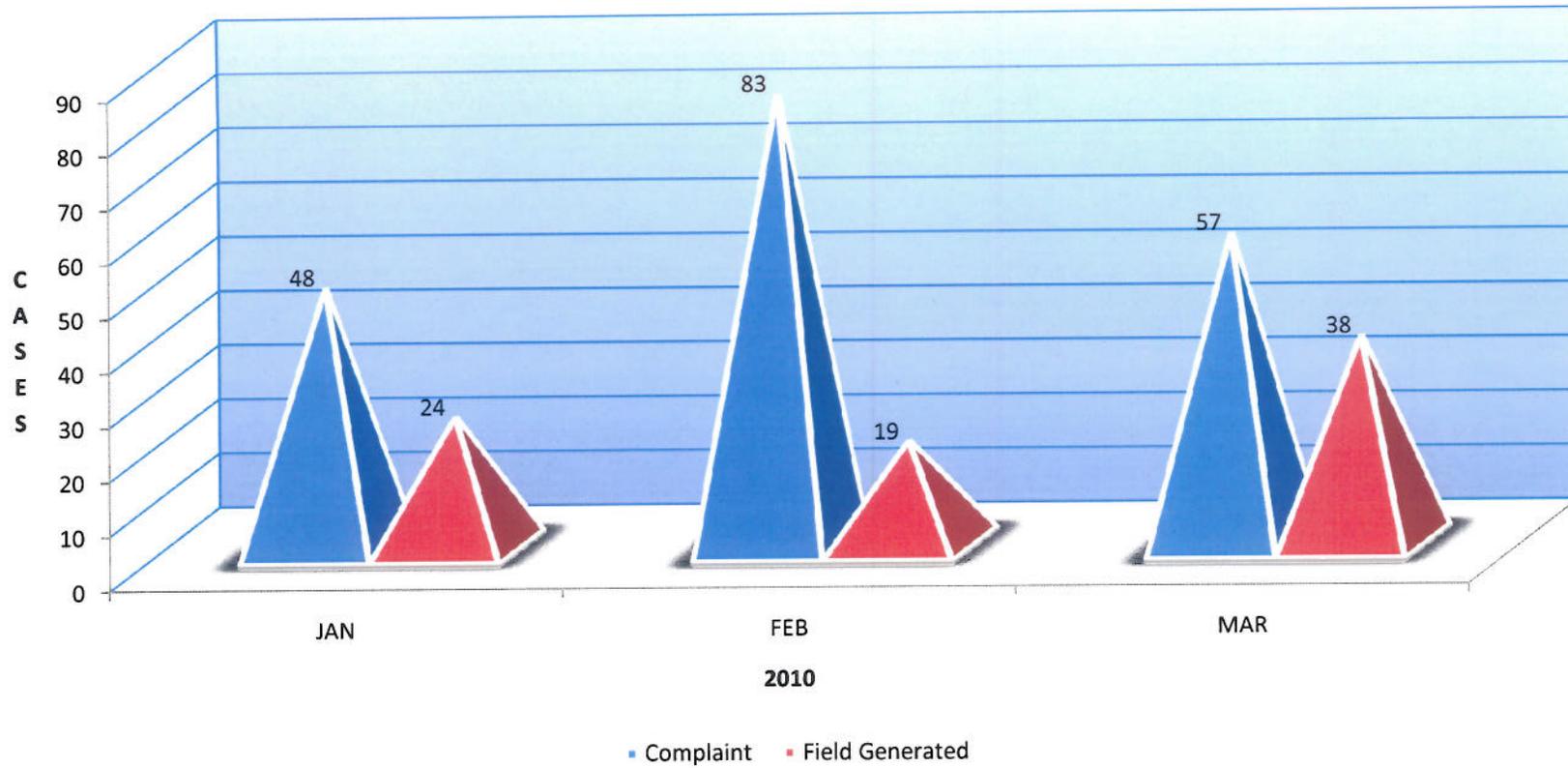


# TOP 3 VIOLATIONS

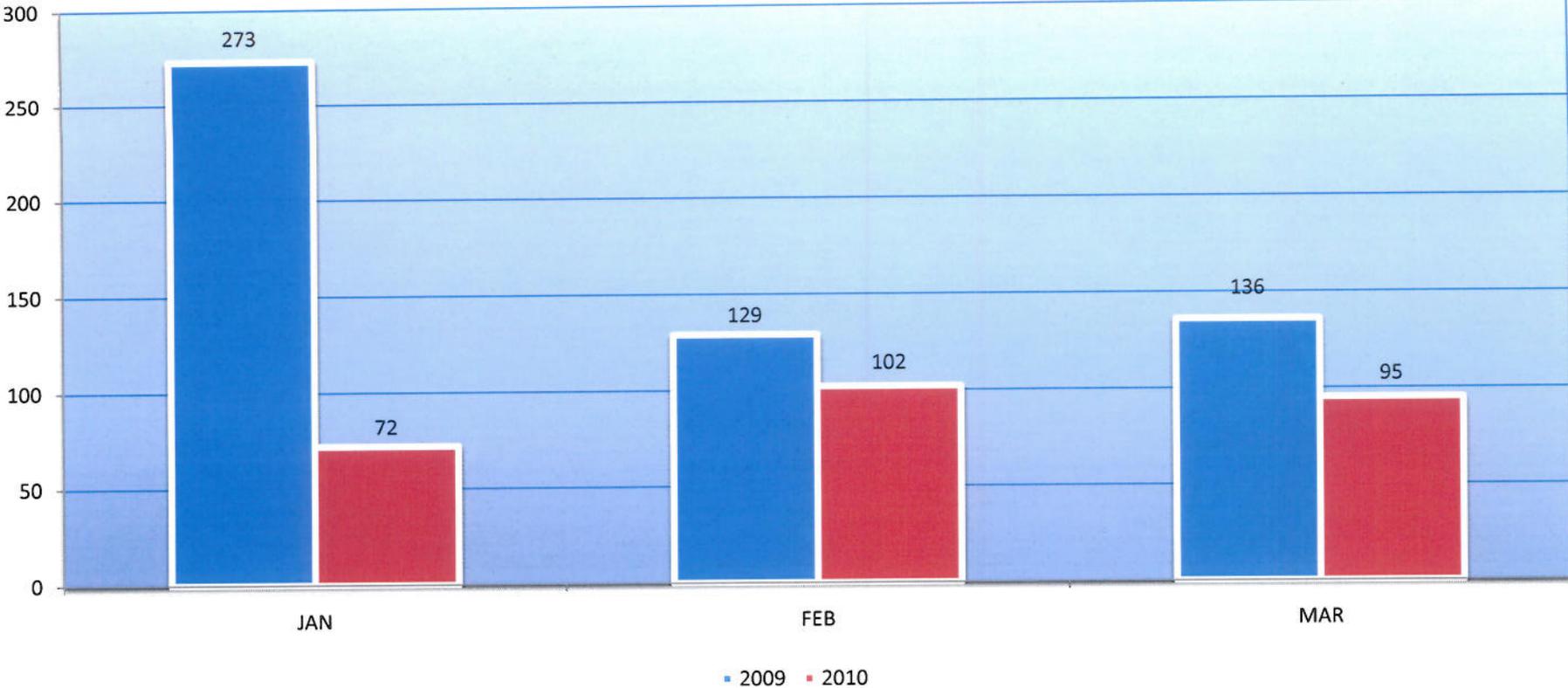


JANUARY - MARCH 2010

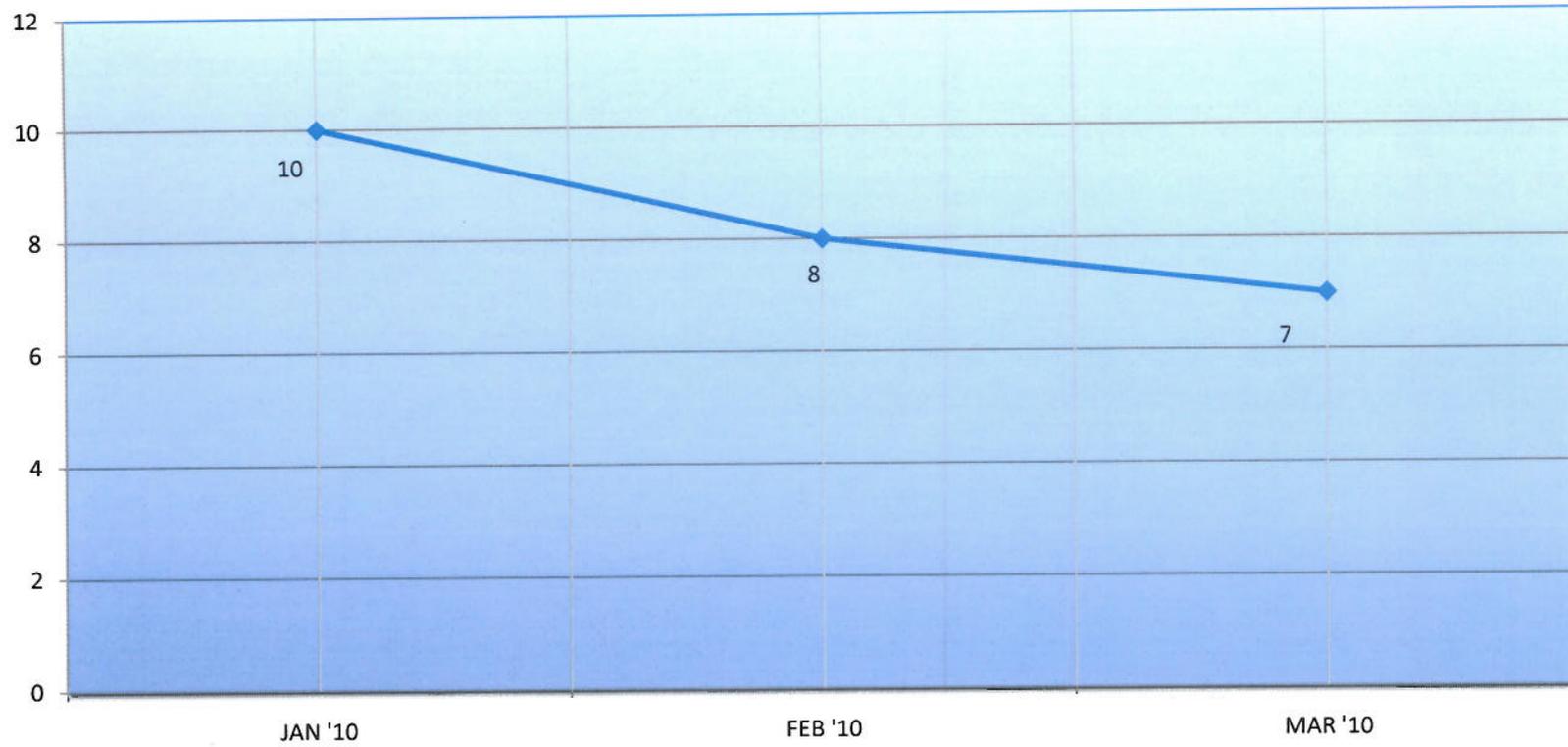
## COMPLAINTS VS FIELD GENERATED CASES



# MONTHLY/YEARLY COMPARISON

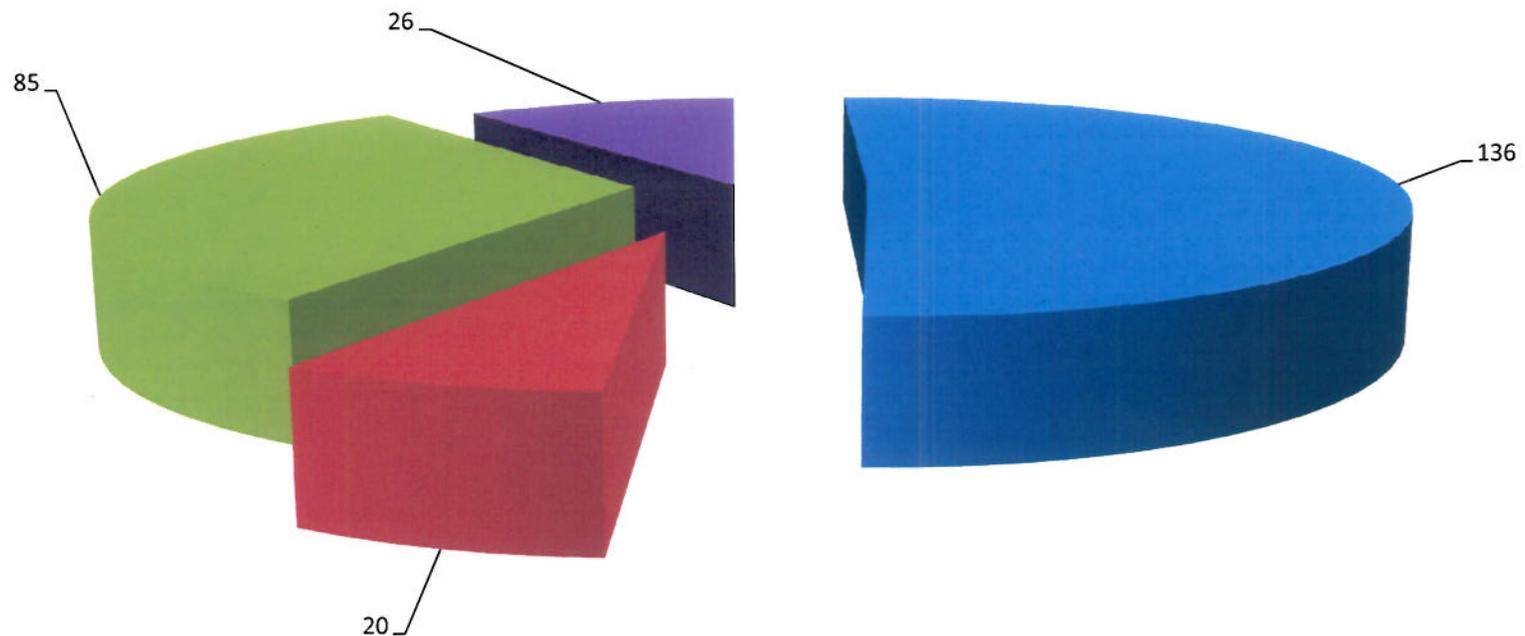


## NUMBER OF CITATIONS ISSUED PER MONTH



## JANUARY - MARCH 2010 CASE OUTCOMES

■ Active ■ Closed ■ Voluntary Compliance ■ Unfound



**\*Active Cases include: administrative extensions, court ordered resets, ongoing litigation, follow-up scheduled, pending variance or board review/decision.**

# Vacant Property Enforcement Program

Code Enforcement Officer Walter Osorio has been designated the Vacant Property Coordinator and will act as a liaison among the various departments, agencies, and property owners. Officer Osorio will take more of a compliance approach than one of enforcement, such that he will be the local government point of contact to work with single-family property owners, realtors, property owners, lending institutions and neighborhoods experiencing derelict or vacant houses. Officer Osorio's charge is to assist property owners; the community at large and the city creatively resolve some of the more complex and sensitive vacant property challenges.

As of March 31, 2010, the VPEP coordinator inspected **102** properties throughout the City that were identified as vacant. During the inspection, if conditions were found to be in violation, the property was posted with an official Notice of Violation, and contact with the owner of lending institution was established.

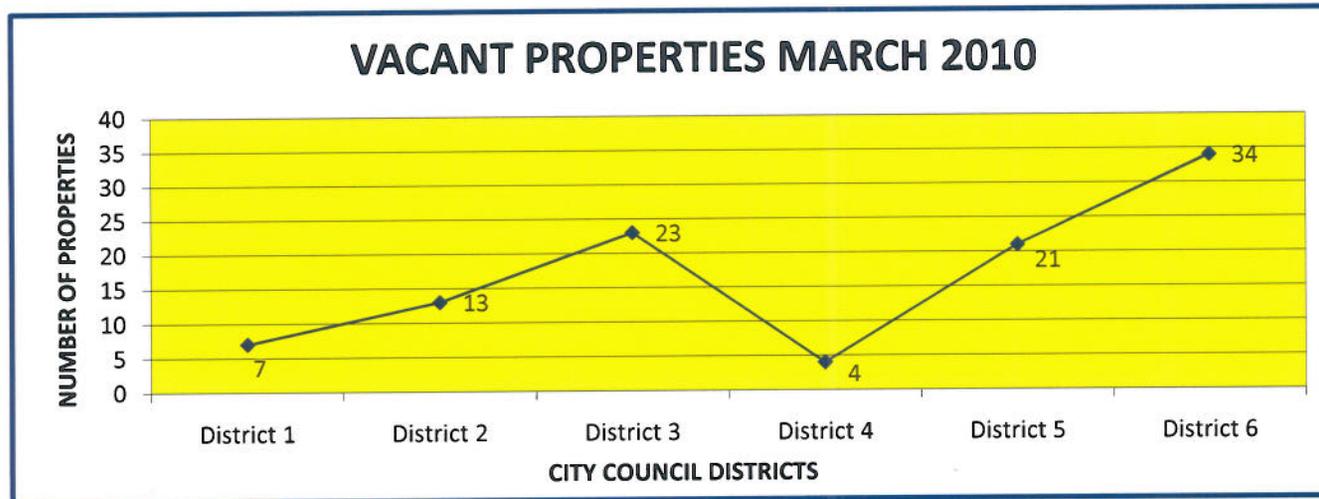


Figure 1: Number of Vacant Properties per City Council District March 2010

# Vacant Property Enforcement Program Results

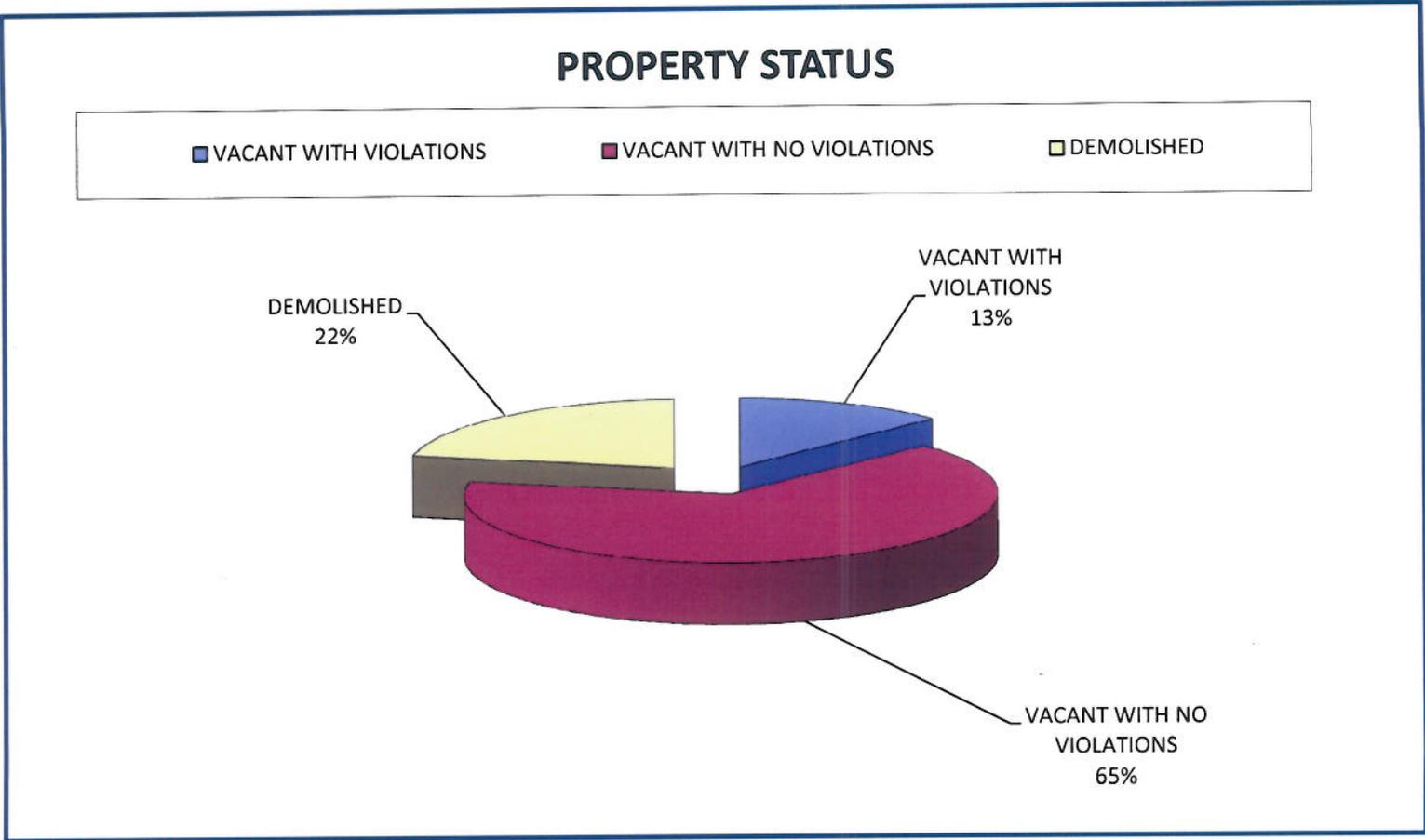


Figure 2: Percentages by Category

VPEP CATEGORIES	March '10
Total number of vacant properties	102
Total number of vacant properties without violations	21
Demolished properties in March	2
Newly added properties in March	5
Number of new citations issued in March	0

Figure 3: Totals by Category

# March 2010 Vacant House Listing: Districts 1 – 6

STREET NUMBER	STREET NAME	VACANCY STATUS	CODE VIOLATIONS	CITY COUNCIL DISTRICT	INSPECTED DATE	COMMENTS
17	BALLCREEK WAY	VACANT/FOR-SALE		1	16-Feb-10	No Violations
7525	CHAPARRAL DR	VACANT		1	4-Feb-09	No Violations
245	GRAPEVINE RUN	VACANT		1	19-Sep-09	No Violations
200	NESBIT LAKE CT	VACANT		1	11-May-09	No Violations
1495	SPALDING DR	VACANT/FOR-SALE		1	16-Feb-10	No Violations
530	SPINDLEWICK DR	VACANT		1	24-Jul-09	No Violations
8130	TYNECASTLE DR	VACANT		1	16-Jul-09	No Violations
220	BEACHLAND DR	VACANT/FOR-SALE		2	16-Feb-10	No Violations
8315	GROGANS FERRY RD	VACANT/FOR-SALE		2	23-Jul	No Violations
1110	HOPE RD	VACANT	PM,GW,T&D	2	13-Sep-09	NOV ISSUED
1080	HUNTCLIFF TRACE	VACANT		2	27-Apr-09	No Violations
8915	HUNTCLIFF TRACE	VACANT/FOR-SALE		2	4-Feb-10	No Violations
9085	HUNTCLIFF TRACE	VACANT/FOR-SALE		2	23-Mar-10	No Violations
9205	HUNTCLIFF TRACE	VACANT		2	9-Aug-08	No Violations
9320	HUNTCLIFF TRACE	VACANT/FOR-SALE		2	22-Sep-09	No Violations
8271	ISON ROAD	VACANT		2	1-Apr-09	No Violations
460	TAHOMA DRIVE	VACANT		2	6-Sep-09	No Violations

25	WING MILL RD	VACANT/FOR-SALE		2	6-Feb-10	No Violations
26	WING MILL RD	VACANT/FOR-SALE		2	24-Jul-09	No Violations
41	WING MILL RD	VACANT/FOR-SALE		2	6-Feb-10	No Violations
66	ALLEN RD	VACANT	PM,GW T&D	3	8-Mar-10	NOV ISSUED
76	ALLEN RD	VACANT	PM,GW T&D	3	8-Mar-10	NOV ISSUED
110	ALLEN RD	VACANT/FOR-SALE		3	25-Feb-09	No Violations
120	ALLEN RD	VACANT/FOR-SALE		3	25-Feb-09	No Violations
360	CAMERON RIDGE DR	VACANT		3	11-May-09	No Violations
440	DALRYMPLE RD	VACANT		3	21-Oct-09	No Violations
1020	EDGEWATER DR	VACANT	PM	3	20-Jul-09	Researching Ownership
6169	FERRY DRIVE	VACANT		3	26-Jun-08	No Violations
5780	HEARDS FOREST DR	VACANT		3	9-Aug-08	No Violations
6531	LONG ACRES DR	VACANT	PM	3	16-Feb-10	NOV ISSUED
71	LONG ISLAND PL	VACANT		3	6-Jul-09	No Violations
420	LOST FOREST CT	VACANT/FOR-SALE		3	5-Oct-09	No Violations
150	MILL RD	VACANT		3	24-Sep-09	No Violations
185	NORTH SPRINGS CT	VACANT/FOR-SALE		3	14-Aug-09	No Violations
500	OLD HARBOR DR	VACANT	PM	3	8-Mar-10	NOV ISSUED
75	RIVER SPRINGS DR	VACANT		3	27-Apr-09	No Violations
345	RIVER VALLEY RD	VACANT		3	23-Sep-08	No Violations
385	RIVER VALLEY RD	VACANT	PM	3	10-Jul-09	Researching Ownership
395	RIVER VALLEY RD	VACANT		3	23-Sep-08	No Violations

5825	SANDY SPRINGS CIRCLE	VACANT		3	8-Aug-08	No Violations
6755	SUNNY BROOK LANE	VACANT/FOR-SALE	GW	3	24-Sep-09	NOV ISSUED
6411	WRIGHT RD	VACANT/FOR-SALE		3	16-Feb-10	No Violations
455	WYNCOURTNEY DR	VACANT		3	24-Sep-09	No Violations
6280	CHERRY TREE LANE	VACANT		4	26-Jun-08	No Violations
524	HAMMOND DR	VACANT		4	1-Apr-09	No Violations
7185	HUNTERS BRANCH DR	VACANT		4	22-May-09	No Violations
7295	TWIN BRANCH LANE	VACANT/FOR RENT		4	16-Feb-10	No Violations
540	CAROLWOOD LANE	VACANT	PM,GW T&D	5	11-May-09	NOV ISSUED
1150	CHURCHILL DOWNS RD	VACANT	PM	5	1-Apr-09	Researching Ownership
985	CLEMENTSTONE DR	VACANT	PM	5	9-Sep-09	Researching Ownership
330	FOREST HILLS DR	VACANT/FOR-SALE		5	21-Oct-09	No Violations
5836	GLENRIDGE DR	VACANT		5	26-Jun-08	No Violations
5072	HIGH POINT RD	VACANT	PM	5	31-Mar-10	Researching Ownership
4805	HIGH POINT RD	VACANT		5	21-Nov-08	No Violations
5981	HILDERBRAND DR	VACANT/FORECLOSURE		5	26-Jun-08	No Violations
1110	KINGSTON DR	VACANT	PM	5	24-Aug-09	NOV ISSUED
360	MONTEVALLO DR	VACANT	PM	5	31-Mar-10	NOV ISSUED
5745	MOUNT CREEK RD	VACANT/FOR-SALE		5	24-Feb-09	No Violations
5760	MOUNT CREEK RD	VACANT/FOR-SALE		5	24-Feb-08	No Violations
4906	NORTLAND DR	VACANT		5	10-Sep-09	No Violations
625	PATRICK LANE	VACANT		5	21-Oct-09	No Violations

5360	PEACHTREE DUNWOODY RD	VACANT		5	25-Sep-08	No Violations
328	TALL OAKS DRIVE	VACANT/FOR- SALE		5	21-Apr-09	No Violations
360	WINDSOR PARKWAY	VACANT		5	12-Jun-08	No Violations
370	WINDSOR PARKWAY	VACANT	PM,GW,T&D	5	7-Jul-09	Researching Ownership
605	WINDSOR PARKWAY	VACANT		5	26-Jun-08	No Violations
845	WINDSOR PARKWAY	VACANT		5	1-Nov-08	No Violations
4499	WINDSOR PARKWAY	VACANT	PM	5	15-Sep-09	Researching Ownership
515	COLDSTREAM CT	VACANT		6	11-May-09	No Violations
5335	CROSS GATE CT	VACANT		6	3-Mar-09	No Violations
4584	DUDLEY LANE	VACANT		6	20-Jul-09	No Violations
4667	DUDLEY LANE	VACANT/FOR- SALE		6	24-Feb-09	No Violations
284	HEDDEN ST	VACANT/FOR- SALE		6	2-Jul-09	No Violations
286	HEDDEN ST	VACANT/FOR- SALE		6	2-Jul-09	No Violations
288	HEDDEN ST	VACANT/FOR- SALE		6	2-Jul-09	No Violations
290	HEDDEN ST	VACANT/FOR- SALE		6	2-Jul-09	No Violations
4723	JETT RD	VACANT	PM	6	20-Mar-09	NOV ISSUED
335	KELSON DR	VACANT		6	26-Jun-08	No Violations
275	LAFAYETTE WAY	VACANT/UNDE R CONSTRUCTI ON	PM	6	3-Nov-09	NOV ISSUED
285	LAFAYETTE WAY	VACANT/UNDE R CONSTRUCTI ON	PM	6	3-Nov-09	NOV ISSUED

4889	LAKE FORREST DR	VACANT/FORECLOSURE		6	22-May-09	No Violations
4975	LAKE FORREST DR	VACANT		6	25-Jun-08	No Violations
453	LONDONBERRY RD	VACANT/NEW CONSTRUCTION		6	26-Mar-09	No Violations
715	LONDONBERRY RD	VACANT/NEW CONSTRUCTION		6	7-Jul-09	No Violations
160	MOUNT PARAN RD	VACANT		6	11-May-09	No Violations
374	MOUNT VERNON HWY	VACANT/FORECLOSURE		6	23-Jun-09	No Violations
425	MOUNT VERNON HWY	VACANT/FOR-SALE		6	9-Jul-09	No Violations
435	MOUNT VERNON HWY	VACANT/FOR-SALE		6	9-Jul-09	No Violations
555	MOUNT VERNON HWY	VACANT/FOR-SALE		6	23-Jun-09	No Violations
4776	MYSTIC DR	VACANT	PM,GW T&D	6	20-May-09	NOV ISSUED
89	OSNER DR	VACANT		6	1-Apr-09	No Violations
145	OSNER DR	VACANT		6	1-Apr-09	No Violations
4932	POWERS FERRY RD	VACANT		6	5-Oct-09	No Violations
5145	POWERS FERRY RD	VACANT/NEW CONSTRUCTION		6	7-Jul-09	No Violations
5201	POWERS FERRY RD	VACANT		6	7-Jul-09	No Violations
4964	REBEL TRL	VACANT		6	18-Mar-09	No Violations
5030	REBEL TRL	VACANT		6	18-May-08	No Violations
5760	RIVERSIDE DR	VACANT/FOR-SALE		6	22-Mar-09	No Violations
5761	RIVERSIDE DR	VACANT	PM,GW,T&D	6	10-Sep-09	Researching Ownership
64	SILVERWOOD DR	VACANT		6	13-Sep-09	No Violations

135	STEWART DR	VACANT/ FORECLOSUR E		6	11-Mar-09	No Violations
311	TARA TRL	VACANT/FOR- SALE		6	19-Dec-09	No Violations

**Legend:**

T & D = Trash & Debris, JV = Junked Vehicle, GW = High Grass & Weeds

SWM = Swimming Pool Violation, MISC = Miscellaneous Violations, PM = Property Maintenance (Structural)

 = Properties with Violations

## Demolished Properties:

- 6279 Cherry Tree Lane
- 5590 Cross Gate Drive
- 940 Edgewater Court
- 723 Glenairy Court
- 733 Glenairy Court
- 650 Glenairy Road
- 5585 Glenridge Drive
- 5595 Glenridge Drive
- 4920 High Point Road
- 5098 High Point Road
- 4985 Lake Forrest Drive
- 4995 Lake Forrest Drive
- 5265 Long Island Drive
- 5797 Long Island Drive
- 5845 Long Island Drive
- 85 Mount Paran Road
- 480 Mount Vernon Highway
- 720 N. Island Drive
- 785 N. Island Drive
- 880 N. Island Drive
- 4499 Peachtree Dunwoody Road
- 5400 Peachtree Dunwoody Road
- 6080 Riverside Drive
- 9040 Roswell Road
- 351 Windsor Parkway
- 361 Windsor Parkway
- 371 Windsor Parkway

# Vacant Land Development Sites:

As of March 31, 2010, the Land Development Inspections group inspected properties throughout the city that were identified as dormant. During the inspection, if conditions were found to be in violation, the property was posted with an official Notice of Violation or Stop Work Order, and contact with the owner was established. As a result of these efforts, the properties have been brought into compliance, with the remaining properties actively working towards compliance.

Project Name	Location	Status	Enforcement	Violations
City Walk Towers	Hammond Drive & Roswell Road	Dormant - No Final Plat	Complaint	N/A
Perimeter Crossing	Abernathy Road & Barfield Road	Dormant	Complaint	N/A
Sandy Springs Village	Glenridge Drive & Johnson Ferry Road	2 Lots Active/ 1 Resident / Remaining Dormant	Complaint	N/A
Glenridge Heights	Glenridge Drive & Northland Drive	Remaining Lots Dormant	Complaint	N/A
High Point Manor Lot #4	Northland Drive	Dormant	Complaint	N/A
Alderwood	Abernathy Road & Roswell Road	Remaining Lots Dormant	Complaint	N/A
The Highlands	Roswell Road & Dalrymple	Some Activity	Complaint	N/A
The Pearl	Hope Road	Dormant	Complaint	N/A
Old Cobblestone	Old Cobblestone Drive off Spalding Drive	Dormant	Complaint	N/A
Lafayette Square	Spalding Drive just off West of 400	Remaining Lots Dormant	Complaint	N/A
Hope Springs Manor	Hope Road	Remaining Lots Dormant	Complaint	N/A
Homes at Peachtree	Peachtree Dunwoody Road: South of Windsor Parkway	Dormant - No Final Plat	Complaint	N/A
Colquitt Commons (Northridge Commons)	Colquitt Road: North of Pitts Road	Dormant - No Final Plat	Complaint	N/A
Stratford Place	Pitts Road: West of Spalding Drive	New Permit - Active	Complaint	N/A

<b>Oliver Row</b>	Johnson Ferry Road: West of Glenridge Drive	Dormant	Complaint	N/A
<b>Northland Oaks</b>	Northland Drive: East of High Point Road	Dormant - No Final Plat	Complaint	N/A
<b>Northsprings Mixed Use</b>	Peachtree Dunwoody Road: North of Abernathy Road	Active - No Final Plat	Complaint	N/A
<b>Glenridge Estates</b>	Glenridge Drive: South of Mount Vernon Highway	Dormant - No Final Plat	Complaint	N/A
<b>Carpenter Drive Project</b>	Carpenter Drive: East of Roswell Road	Dormant - No Final Plat	Complaint	N/A

**Legend:**

T&D = Trash and Debris, PP = Post Permit, PLANS = Post Plans w/ Permit on site, G&W = High Grass and Weeds