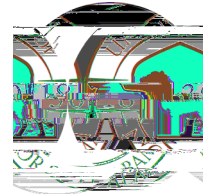


The Certified Alabama Planning & Zoning Official Program (CAPZO)

HOW TO BECOME CERTIFIED:

Certification involves completing a specific program. The following cc2(h)-2 t-21 C03.6u/rP2 (g)3 (



COURSE DESCRIPTIONS

THE LEGAL FOUNDATION FOR PLANNING AND ZONING IN ALABAMA

This workshop will provide local officials and the citizens who serve on local planning commissions and boards of adjustment with a basic understanding of the constitutional and statutory framework for comprehensive and regulatory planning in Alabama. Although a number of constitutional issues and landmark cases will be included in the material presented, they will be discussed from a layman's point of view and not from a legalistic view point.

TOPICS INCLUDE: (1) The evolution of legal principles relating to the public regulation of private property; (2) The origins of the current Alabama planning enabling legislation and recent efforts to amend it; the landmark decisions of the US Supreme Court relating to the regulatory and planning powers of local governments; (3) The major constitutional issues being raised in current land use litigation; (4) The procedural and strategic aspects of land use litigation; (5) Alternative approaches to the resolution of regulatory issues and developmental conflicts.

POWERS, DUTIES & RESPONSIBILITIES OF PLANNING COMMISSIONS AND BOARDS OF ADJUSTMENT

This workshop is designed for local officials and others who want a more thorough understanding of the powers, duties, and responsibilities of planning commissions and boards of adjustment. What you will learn: (1) the legal authority and responsibility under Alabama law for planning commission and board of adjustment members—what each can do and cannot do; (2) Where the planning commission's authority ends and the board of adjustment's authority begins; the relationship between the city council and the planning commission; (3) how the law says an aggrieved party can appeal a determination by boards of adjustment, building inspector, etc.

TOPICS INCLUDE: (1) How Chapter 52 of the Code of Alabama assign responsibility for local planning among four governmental entities; (2) How the comprehensive master plan is implemented in part through various regulatory devices. (The role of zoning in land use planning); (3) How the board of adjustment serves as a "safety valve" to minimize hardships; (4) Proper and improper uses of variances; (5) Administrative and legal issues in local planning: The test of "hardship," "takings," and other topics.

In this work-

