



# 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.



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