A training resource for planning boards and commissions

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Module 1. Working Together

• Why are we here? A discussion of the role of the Planning Board and its members.
• Ethical behavior and conflicts of interest
• Meeting management and public hearings
• Resolving disputes and communication

Module 2. An Overview of Planning in North Carolina

• Governmental functions and enabling legislation
• Extraterritorial jurisdiction
• Comprehensive plans
• Land use regulation (zoning and subdivision regulation)

Module 3. Comprehensive and Strategic Planning

• Making Choices
• Comprehensive, Strategic, and Future Search Planning
• Public participation
• Approval and updating of a plan

Module 4. Zoning

• Purposes of zoning
• Basic structure of zoning ordinances
• Legislative and Quasi-judicial decisions
• "Spot" zoning
• Conditional Use zoning
• Non-conformities

Module 5. Subdivision Management

• The subdivision review process
• Design and improvements issues
• Exactions and Impact fees
• Cluster subdivisions, "New urbanism" or "Neo-traditional" subdivisions
• Growth management tools
Module 6. Landmark North Carolina Legal Cases

- Zoning / police power
- Aesthetics
- Conformity with comprehensive plans
- Procedures
- Moratoria and growth management
- Amortization
- "Takings“ and other constitutional issues

Module 7. Coastal Area Management Act

- Coastal Resources Commission and the Division of Coastal Management
- CAMA land use plans
- Adoption and certification of a land use plan
- Permitting
- Areas of Environmental Concern

Module 8. Aesthetic Regulations

- Sign controls
- Billboards
- Landscape ordinances
- Tree protection on construction sites
- Design review

Module 9. Water Resources and Floodplain Management

- Water Resources
- Surface Water Quality
- Controlling Pollution
- Groundwater Protection
- Floodplain Management

Module 10. Transportation Planning

- Transportation Basics in NC
- The Transportation / Land Use Connection
- Regional Transportation Planning
- Site Level Transportation Issues
- Alternative Transportation