

## WHAT DID YOU SAY?

By: Glenn Coyne  
(Adapted from session at Fall GPA Conference)

The Fall Conference of the Georgia Planning Association included a track for Planning Commissioner training which covered topics like legal issues in planning, planning tools and resources, and ethics. Since it is difficult in this economy to attend every training course, we want to make some of the information available through the next few newsletters. We hope you are able to use this information in your community.

Planners talk in a language of words and phrases that the average citizen might not recognize. In an effort to cut down on confusion and to help you be able to concentrate on your job as commission member, we have provided a quick cheat sheet.

<b>ADA</b>	Americans with Disabilities Act (1990).
<b>BMP</b>	Best Management Practices. A collection of structural practices and vegetative measures which, when properly designed, installed and maintained, will provide effective erosion and sedimentation control.
<b>Charette</b>	Highly interactive meetings where attendees work in groups to draw maps, develop planning goals and policies, and design their community.
<b>CO</b>	Certificate of Occupancy. A document issued by the building official indicating the use of a particular building or land conforms to the requirements of the ordinance.
<b>FAR</b>	Floor area ratio. The ratio of a building's gross floor area to the area of the lot on which the building is located (see lower right).
<b>LULUs</b>	Locally Unacceptable Land Uses.
<b>NIMBY</b>	Not In My Back Yard.
<b>Nonconformity</b>	A land use activity, building of structure legally established prior to adoption of the zoning ordinance, or subsequent amendment to it, that would not otherwise be permissible under the provisions of this section (grandfathered).
<b>Overlay district</b>	A defined geographic area that encompasses one or more underlying zoning districts and that imposes additional requirements above those required by the underlying zoning district. An overlay district can be coterminous with existing zoning districts or containing only parts of one or more such districts.
<b>PD</b>	Planned Development. Development intended to encourage both residential and non-residential land uses according to a master development plan, with related covenants and restrictions. Developments within a PD project may have flexibility in the application of development standards when approved according to a master plan, to promote the conservation of natural resources, more efficient use of land and efficiency in the extension of streets and utilities.
<b>RDC</b>	Regional Development Center—there are currently 16 in Georgia. RDCs in Georgia have recently been reorganized into 12 districts, effective January 2009.
<b>Zero lot line</b>	The construction of a structure on any of the boundary lines of a lot. A structure is usually built on the front line, such as a store built to the sidewalk. Also, a form of cluster housing development in which individual dwelling units are placed on one of the side lot lines. They may be attached to one another, but not necessarily.

## Upcoming Events

### Complete Management Course for Planning Directors Zucker Systems

October 21-22, 2008—Baltimore, MD

For more information visit [www.zuckersystems.com](http://www.zuckersystems.com)

### Community Planning Academy: Community Design Guidelines

October 22, 2008—Atlanta, GA

This one-day workshop will give participants background on the needs for design guidelines and how to create and implements them in a range of settings. **This course includes a bus tour of three locations in the region.**

For more information call (404) 463-3211 or visit [www.atlantaregional.com/communityplanningacademy](http://www.atlantaregional.com/communityplanningacademy)

### Georgia Municipal Association Municipal Leadership Institute

October 22-25, 2008—Athens, GA

For more information visit [www.gmanet.com](http://www.gmanet.com)

### Southface Sustainable Roundtable November 7, 2008—Atlanta, GA

*Confronting Atlanta's Sprawl: Region-wide Responses to Growth*

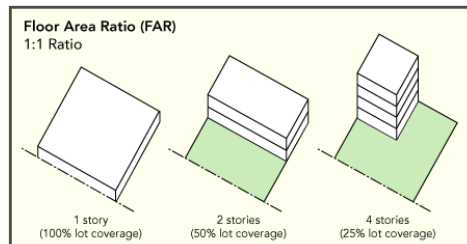
For more information visit [www.southface.org](http://www.southface.org)

### American Planning Association Planners Training Service

November 12-15, 2008—Atlanta, GA

This series of courses will cover topics such as sustainable zoning and development controls, energy and climate change, and urban design. 14 CM credits offered.

For more information visit [www.planning.org/pts](http://www.planning.org/pts)



We want to hear from you! Please send us your thoughts, experiences and advice on being a planning official. Email or fax your submissions to Stephen Causby at [scausby@atlantaregional.com](mailto:scausby@atlantaregional.com) or 404.463.3105