

## For Your Thought

After two years in the position of Editor I am delighted to report that the Colonial Lawyer will be receiving a transfusion of new blood when Charles Poston assumes the helm. I had desired to leave Colonial Lawyer on a high key and this issue has satisfied all the requirements.

During the past two years I have become deeply concerned over environmental problems and by using Virginia as a reference point, I have tried to comprehend all of the issues involved and be able to offer a positive solution. After a period of time, I faced the realization that the common denominator which existed for most of the non-technological problems was intelligent land use planning. Whether the problem was overcrowding, autos, oil refineries, second home development or airport location, land use planning offered the optimum solution.

The issue of the Colonial Lawyer contains four articles that address themselves to various aspects of this area. Professor Donaldson questions the continued usefulness of Euclid zoning in our fast

changing society. Jim Murray's article was part of the winning essay of the Environmental Law Essay Contest here at Marshall-Wythe. He gives a solid case for state level land use planning and suggest other possible approaches to the problem.

With many expanding zoning concepts, the two areas which deserve special attention are aesthetic zoning and the use or abuse of subdivision ordinances. Everett Priestley, photographer turned writer, shows the agonizing development of aesthetics as a basis for action and explains some of the problems that will have to be faced before there is any further development in this area. Leslie Hoffman, who will be Departments Editor for the Colonial Lawyer next year, has written a provocative article on the abuse of subdivision ordinances. What demands may a municipality make on the subdivider before they become an unconstitutional taking of the developer's land?

Each one of these articles contains the ingredients for a revolution in the American concepts of an individual's property rights and of the scope of a state's police power. This is an area that cries out for change. I submit that the legal profession should take lead in the discussion and this issue of the Colonial Lawyer can be the first step in that direction. §