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carolina planning

the planning journal of the southeast

Current conditions

Using Photo Simulation to Picture the Extraterritorial Jurisdiction (ETJ) of Cary, North Carolina

Future conditions with cluster development practices

Future conditions with conventional development practices

featuring articles on:
regional income disparities* photo simulation * *ex parte* communication in land use decisions

spring/summer 2004

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Carolina Planning is a student-run publication of the
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From the Editors:

"I see *Carolina Planning* as a bridge between planning practice and planning education," says Dr. David Godschalk, faculty advisor to the *Carolina Planning Journal* in an interview that appears in this edition (p. 28). This past spring marked the retirement of Dr. Godschalk from the DCRP faculty after 36 years of dedicated service. In this issue, Godschalk shares a retrospective of the journal since the publication's inception in 1975.

This issue of *Carolina Planning*, like the numerous issues that have preceded it, offers readers an interesting mix of practical and educational content. In the first article of this edition, Dr. Mulatu Wubneh asks, A*re regional economies in North Carolina converging, or are they diverging*? Dr. Wubneh sheds light on this important question of regional income disparity in North Carolina, revealing which regions are experiencing the highest rates of growth, and why.

You have to see it to...understand it. In this issue, two planners from the town of Cary, NC — Scott Ramage and Michael Holmes — describe how the town has used photo simulation in recent years to assist in the comprehensive planning process.

Not all parties involved in local land use decisions know about the laws governing *ex parte* communications: private conversations with an impartial decision maker. Such communications, though disallowed by law in certain land use decisions, happen all too frequently, according to Thomas Terrell, Jr. In his article, Terrell offers ways in which the planning community can educate parties involved in a dispute on the laws governing *ex parte* communications so as to level the playing field.

As always, we invite readers to respond to our content and design and to submit manuscripts for publication in future issues. Thank you for your continued support of our efforts.

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