



Land Use

Local Knowledge | Regional Platform

We make it our business to know our communities. Our land use attorneys thrive at the intersection of local commerce, politics and civic life, leveraging local knowledge, experience and relationships to position our clients' projects for success.

Williams Mullen's land use team provides comprehensive guidance in all manner of land use and zoning matters, including preparing, submitting, negotiating, and defending our client's applications for project entitlements before local government staff, planning commissions, elected bodies, and community stakeholders.

What We Can Do For Your Project

We assist clients with a broad array of land use and zoning needs, which include:

- Securing non-appealable project entitlements and approvals
- Zoning compliance and appeals
- Acquisition due diligence and site analysis
- Local ordinance amendments
- Site plan, plan of development and other administrative permitting and approval
- Right of way dedications and vacations
- Subdivisions
- Variances
- Historic preservation permitting
- Environmental permitting
- Economic development and local and state economic incentive packages
- Local government relations

What Makes Us Stand Out

Our Reach ? It's in the Numbers

Williams Mullen's land use practice comprises seasoned attorneys strategically positioned in offices throughout the Commonwealth of Virginia, from the Blue Ridge to the Potomac to the Oceanfront, and

the State of North Carolina, based in Raleigh. Our formidable team of attorneys has led land use and zoning projects in 93 cities and counties throughout Virginia and over 90 counties in North Carolina.



More than a Useful Rolodex ? Trusted Leaders in Land Use & Development

As a regional, full-service law firm, our attorneys proudly invest in the civic and political life of the places where we live, work and play. Our relationships attest to a foundation of trust from stakeholders in all corners of our communities, reflecting our team's commitment to fostering quality investment in both the built environment and the human capital that brings those communities to life and sustains them.

Our team's varied and well-honed skills evince the unique demands of this dynamic practice, such as navigating community opposition with targeted education and open communication, developing strategies for mitigating impacts of projects on environmental and historic resources, and building consensus based on our nuanced understanding of the shared values of our communities.

We take pride in our attorneys' frequent awards and recognition as thought leaders on the legal, policy and political aspects of land development. Our team serves as trusted counselors to associations representing a broad sector of the housing development industry. These roles position us at the forefront of policymaking discussions concerning, for example, affordable housing tools, economic development incentives, cash proffers (i.e. monetary exactions), and a multitude of other key state and local government policies and regulations pertaining to land development.

Extensive Knowledge in Key Industries

While our team regularly assists in land use aspects of commercial real estate transactions in a diverse breadth of industry sectors, Williams Mullen commands a profound depth of experience and knowledge of certain industries. Our land use practitioners apply their understanding of and familiarity with the business realities of these sectors to maximize their effectiveness as advocates for typically complex and controversial land use cases. They include:

- Wireless Telecommunications
- Solar Energy
- Offshore Wind
- Affordable & Workforce Housing
- National Retail

- Master-Planned & Mixed-Use Developments
- Industrial
- Rural Conservation & Easements

Experience

- Represented West Broad Village, a 115-acre urban mixed-use development in Henrico County, Va., resulting in a total investment exceeding a value of \$1 billion. Provided counsel on all matters related to land planning, amendment of the County's Comprehensive Plan, rezoning and land use approval, environmental permitting, acquisition and related financing, Plan of Development (site plan) approval, subdivision, construction and related financing, condominium structure, owners' association documents, residential lot sales and landlord lease negotiations. Approved master plan includes over 500,000 square feet of retail and restaurant space, 884 residential units, 430 hotel rooms, and 600,000 square feet of office space in two 18-story towers.
- Rezoned 185 acres for The Village of Swift Creek in the County of Chesterfield, Va. Mixed-use development includes a shopping center with outparcels, office, light industrial, and up to 790 multifamily residential units. Representation included a waiver of development standards to permit location of company's standard architectural style within shopping center and obtaining additional signage for shopping center.
- Counsel for the Shops at Stratford Hill in the City of Richmond, Va. Created and obtain approval of the first Community Unit Plan in 15 years in the City for a 420,000 square foot shopping center that would replace an existing depreciating center. Anchor retailers are Ukrop's and Target and at the time resulted in the second largest open-air retail center in the City of Richmond. Work involved all aspects of resolution of various title issues, economic development incentives, and resolution of zoning environmental, traffic and utility issues.
- Represented developer of 907-acre mixed-use development off Route 17 in Gloucester County, Va, named The Villages of Gloucester. Assisted with rezoning to permit a planned unit development golf course community, 21-acre business park and mix of housing types with up to 885 dwelling units. Amenities include a public par-72 championship golf course with a practice course and driving range, pro shop, and bar and grill; indoor and outdoor swimming pools; tennis courts; 13-acre public park and walking trails. Unique design features a village center with a mix of uses and housing types, significant open space, landscaping, and buffering that includes over 172 acres of parks. 47 percent of the land is contained in scenic open space with at least six miles of walking trails. The plan contains neo-traditional street and alley design, plus traffic calming measures. All homes are within a three-minute walk of a community center, recreation facility or open space.

Related News

- Sean M. Sullivan Speaks on the Impacts of Recent Environmental Regulations on Land Use
- Seventy-two Williams Mullen Attorneys Named to 2010 "Legal Elite"
- Williams Mullen has 47 first-tier metropolitan rankings in Best Lawyers and U.S. News Media Group's Best Law Firms inaugural publication
- Williams Mullen Launches Economic Development Team
- Eighty-five Attorneys Named "Best Lawyers in America" 2010
- Valerie Wagner Long Comments on Proposed Luxury Apartment Complex in Albemarle County
- Andrew M. Condlin Comments on the Development of a New Condominium Complex in Richmond
- Valerie Wagner Long Comments on Approval of Second Phase of Mixed-Use Development
- Valerie Wagner Long Comments on Affordable Housing in the Greater Charlottesville Area
- Valerie Wagner Long Comments on Proposed Ordinance Changes in Albemarle County
- Eighty-one Attorneys Named "Best Lawyers in America 2009"
- Six Williams Mullen Lawyers Included in Inaugural Issue of "Super Lawyers, Corporate Counsel Edition"
- Valerie Wagner Long Comments on a Waiver Request Before the Albemarle County Planning Commission
- Valerie Wagner Long Comments on the Approval of a Special Use Permit
- Williams Mullen Attorneys Named 2012 Virginia "Legal Elite"
- Making ULI Reality Check Richmond a Reality
- 100 Williams Mullen Attorneys Named 2014 Best Lawyers in America
- Valerie Long quoted in Charlottesville Tomorrow article about cell tower ordinances
- 100 Williams Mullen Attorneys Named 2015 Best Lawyers in America
- Williams Mullen Attorneys Named to Virginia Business magazine's 2014 "Legal Elite"
- Preston Lloyd featured in Richmond BizSense article
- Williams Mullen Welcomes Charlottesville Land Use Planner Ashley Cooper Davies
- Ashley Cooper Davies quoted in Charlottesville Tomorrow about Brookhill neighborhood
- Valerie Long quoted in C-VILLE Weekly about Fifth Street Station shopping center
- Williams Mullen Bolsters Real Estate Practice with Addition of Land Use Attorney Grady Palmer
- 106 Williams Mullen Attorneys named 2016 Best Lawyers in America
- 15 Williams Mullen Attorneys Named 2016 "Lawyers of the Year" by The Best Lawyers in America
- Ashley Cooper Davies Quoted in Charlottesville Tomorrow Article About Local Development
- Valerie Long Quoted by Charlottesville Tomorrow in Article About Rezoning Amendments
- Valerie Long Quoted by Charlottesville Tomorrow About Renaming a Road at New Shopping Center
- 50 Williams Mullen Attorneys Named to Virginia Business magazine's 2015 "Legal Elite"
- Ashley Cooper Davies Quoted in Forbes Article About Charlottesville Craft Beer Developments
- Valerie Long Quoted by Charlottesville Tomorrow about a Developer's Request to Build Fewer

Homes in a Community

- Valerie Long Quoted By Charlottesville Tomorrow About Cash Proffers in Albemarle County
- 56 Williams Mullen Attorneys Named 2016 Virginia Super Lawyers; 22 Named 2016 Rising Stars
- Williams Mullen Welcomes Real Estate Partner Wyatt Booth
- UVA Law Grad Nicole Scro Joins Williams Mullen's Charlottesville Office
- Valerie Long Comments on Proposal for Wireless Antennas in Charlottesville
- 100 Williams Mullen Attorneys Named 2017 Best Lawyers in America
- Ashley Davies Quoted in Story About New Design for Ford Dealership on U.S. 29
- Williams Mullen Ranked Nationally in 15 Legal Practices by U.S. News ? Best Lawyers ?Best Law Firms? 2017
- 50 Williams Mullen Attorneys Named to Virginia Business magazine's 2016 ?Legal Elite?
- Preston Lloyd Quoted in Richmond Times-Dispatch Article on Brook Road Apartment Project
- Veteran Banking and Real Estate Attorney John Faber Joins Williams Mullen
- 54 Williams Mullen Attorneys Named to 2017 Virginia Super Lawyers List; 21 Named 2017 Rising Stars
- 32 Williams Mullen Attorneys, 12 Practice Areas Recognized by Chambers USA for 2017
- 114 Williams Mullen Attorneys Listed in The Best Lawyers in America 2018
- Nine Williams Mullen Attorneys Named 2018 ?Lawyers of the Year? by The Best Lawyers in America
- Richmond's Master Plan Update: A Rare Opportunity for the Real Estate Development Industry
- Single Purpose Limited Liability Companies for Liability Protection: A Word of Caution
- Williams Mullen Helps UVA Foundation Secure Approval for UVA Indoor Golf Facility
- Williams Mullen Helps TowerCom Obtain Special-Use Permit for Telecommunications Tower in Greene County, VA
- 46 Williams Mullen Attorneys Named to Virginia Business Magazine's 2017 'Legal Elite'
- Preston Lloyd Helps HHHunt Secure Rezoning for 207-Acre Residential Development
- Williams Mullen Bolsters Real Estate, Land Use Practices with Addition of Tom Johnson
- 53 Williams Mullen Attorneys Named to 2018 Virginia Super Lawyers List; 20 Named 2018 Rising Stars
- Williams Mullen Helps Erickson Living Acquire Land for Assisted Living Complex
- 29 Williams Mullen Attorneys, 12 Practice Areas Recognized in Chambers USA 2018 Guide
- Williams Mullen Helps Tarleton Oak LLC Win BAR Approval for Five-Story Office Building in Charlottesville
- Williams Mullen Announces Qualified Opportunity Zones Resource Page
- 110 Williams Mullen Attorneys Listed in Latest Edition of The Best Lawyers in America©
- Preston Lloyd Named to 2018 Class of Up & Coming Lawyers by Virginia Lawyers Weekly
- C-VILLE: Valerie Long helps shape the city's landscape

- Seeking Guidance? QO Zone Regulations Imminent
- Preston Lloyd Testifies Before Virginia Housing Commission on Decline of Home Ownership in Virginia
- Status Update on OZ Proposed Regulations
- Treasury and IRS Issue Proposed Qualified Opportunity Zone Regulations
- The Recent Qualified Opportunity Zone Guidance: What We Know, What We Don't and What It All Means
- Williams Mullen Ranked Nationally in 15 Practice Areas by U.S. News ? Best Lawyers 'Best Law Firms' 2019
- 45 Williams Mullen Attorneys Named to Virginia Business Magazine's Legal Elite for 2018
- Valerie Long Named to Inaugural Class of ?Influential Women of Law? by Virginia Lawyers Weekly
- Williams Mullen Helps Property Owner Gain Recommended Approval for Telecommunications Tower in Wilmington
- Williams Mullen Adds Experienced Real Estate Attorney Lori Schweller in Charlottesville
- Virginia Business Highlights Lori Schweller's Arrival at Williams Mullen
- 11 Williams Mullen Attorneys Named to 2019 North Carolina Super Lawyers List; Keith Kapp and Elizabeth Scott Named to Top Lists
- Williams Mullen Strengthens Real Estate Practice with Addition of Steve Romine in Hampton Roads
- Preston Lloyd Helps Harper & Associates Get Special Use Permit for 111-unit Townhome Development in South Richmond
- Cart Reilly Receives Norfolk & Portsmouth Bar Association's 2019 Walter E. Hoffman Award
- 47 Williams Mullen Attorneys Named to 2019 Virginia Super Lawyers List; 17 Named 2019 Rising Stars
- How Wireless Facility Zoning Gets Help from Recent Legislation
- The Second Tranche of Opportunity Zone Regulations: Answers to ?Substantially All? of Our Lingering Questions
- 30 Williams Mullen Attorneys, 12 Practice Areas Recognized in Chambers USA 2019
- Preston Lloyd Helps Bonaventure Realty Group Win Land Use Rezoning Approval for 125-Unit Senior Living Facility
- Grady Palmer Helps Kotarides Development Earn Rezoning Approval for Chesapeake Mixed-Use Development
- Tyler Rosá Named to CoVa BIZ's 2019 Millennials on the Move
- Tom Johnson Helps Client Win Approval for 288-Unit Apartment Complex in Southern Pines, N.C.
- IRS Delivers Major Blow to Virginia's Land Preservation Program
- 119 Williams Mullen Attorneys Listed in 2020 Edition of The Best Lawyers in America©
- Preston Lloyd Helps Mattaponi Indian Tribe Negotiate Land Trust Agreement to Expand Reservation
- Williams Mullen Nationally Ranked in 13 Practice Areas by U.S. News ? Best Lawyers ?Best Law

Firms? 2020

- 55 Williams Mullen Attorneys Named to Virginia Business Magazine's Legal Elite for 2019
- Williams Mullen Adds Associate to Real Estate Section
- 10 Williams Mullen Attorneys Named to 2020 North Carolina Super Lawyers List; Camden, Kapp and Scott Named to Top Lists
- COVID-19 Emergency | Impacts on Land Use & Development in Virginia
- Back to Business: Land Use Matters & Public Hearings in Virginia - Help is on the Way!
- 29 Williams Mullen Attorneys, 11 Practice Areas Recognized in Chambers USA 2020
- 35 Williams Mullen Attorneys Named to 2020 Virginia Super Lawyers List; 13 Named 2020 Rising Stars
- Wireless Industry Foresight and Tenacity Pay Off for the American Economy
- 116 Williams Mullen Attorneys Listed in 2021 Edition of The Best Lawyers in America®; Most Total Lawyers in Virginia
- Rowland v. Warrenton: Rezoning by Proffer Statement & After Planning Commission Denial
- Recent Virginia Land Use Laws Provide New Tools for Solar Developers
- 61 Williams Mullen Attorneys Named to Virginia Business Magazine's Legal Elite for 2020
- 19 Williams Mullen Attorneys Named to CoVa Biz Magazine's Top Lawyers of Coastal Virginia 2021
- 17 Williams Mullen Attorneys Named to 2021 North Carolina Super Lawyers List; Camden, Kapp, Scott and Johnson Named to Top Lists
- 32 Williams Mullen Attorneys Named to 2021 Virginia Super Lawyers List; 11 Named 2021 Rising Stars
- Tom Johnson Helps TowerCom with Rezoning Approval
- Tom Johnson Secures Zoning Approval for Communications Tower Group
- 124 Williams Mullen Attorneys Listed in 2022 Edition of The Best Lawyers in America®
- Williams Mullen Welcomes Senior Land Use Planner Megan Nedostup
- Preston Lloyd Secures Zoning Approval for Highwoods Properties
- Williams Mullen Nationally Ranked in 16 Practice Areas by U.S. News - Best Lawyers 'Best Law Firms' 2022
- 23 Williams Mullen Attorneys Named to CoVa Biz Magazine's Top Lawyers of Coastal Virginia 2022
- 16 Williams Mullen Attorneys Named to 2022 North Carolina Super Lawyers List; Camden, Johnson, Kapp and Scott Named to Top List
- Williams Mullen Welcomes Senior Land Use Planner Wayne P. Nicholas
- 123 Williams Mullen Attorneys Listed in 2023 Edition of The Best Lawyers in America®
- 24 Williams Mullen Attorneys Named "Ones To Watch" by Best Lawyers®
- Williams Mullen Nationally Ranked in 16 Practice Areas by U.S. News - Best Lawyers 'Best Law Firms' 2023

- 20 Williams Mullen Attorneys Named to CoVa Biz Magazine's Top Lawyers of Coastal Virginia 2023
- 15 Williams Mullen Attorneys Named to 2023 North Carolina Super Lawyers List; Camden and Kapp Named to Top List
- Renewable Energy Webinar Series: Virginia Land Use and Solar Permitting Considerations
- Thomas Johnson Recognized Among the 10 Leading Lawyers in Land Use and Zoning Law in North Carolina
- The Virginia Supreme Court Has Made it Easier for Neighbors to Challenge Land Use Approvals - Here's Why it Matters
- Williams Mullen Nationally Ranked in 20 Practice Areas by Best Lawyers® Best Law Firms 2024
- 25 Williams Mullen Attorneys Named to CoVa Biz Magazine's Top Lawyers of Coastal Virginia 2024
- 15 Williams Mullen Attorneys Named to 2024 North Carolina Super Lawyers List

Related Events

- Valerie Long Joins Panel on the City of Charlottesville's New Zoning Ordinance and Its Implementation
- Renewable Energy Webinar Series: Virginia Land Use and Solar Permitting Considerations
- Solar Webinar: Overview of Siting Agreements and Land Use Considerations for Solar and Energy Storage Projects in Virginia
- ULI Virginia: Emerging Trends in Real Estate 2021
- Lease or Cell: 21st Century Legal Issues in Leases and Easements for Cell Tower Facilities
- Permitting Projects Amid COVID-19: Understanding the Impacts Ahead
- Webinar: Land Use and Permitting Utility Scale Solar Projects in Virginia
- Regulation of Small Cell Wireless Facilities after HB310
- 7th Annual VA CLE International VA Eminent Domain Law & Practice Seminar
- Impact of Recent Environmental Regulations on Land Use
- Defining Eminent Domain for the Landowners of Brunswick County

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