



## Jamie S. Schwedler

Partner

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t 919.835.4529



Jamie Schwedler's practice consists of zoning and land use law, real property development, real property litigation, state and local tax matters, and related regulatory matters.

Jamie advises developers and landowners on a full range of real property and development matters. Her representation has included zoning requests for large land development projects and infill sites, conducting due diligence and entitlement review on real estate acquisitions, navigating local and state regulations affecting development, and analyzing legal issues of transportation and infrastructure improvements.

Her litigation practice focuses on real property, land use and zoning, contract, unfair and deceptive trade practices, and related business disputes. Jamie has appeared in the district and superior courts of North Carolina. Her appellate work includes cases before the Court of Appeals of North Carolina, the North Carolina Supreme Court, and the U.S. Court of Appeals for the Fourth Circuit.

Before joining Parker Poe, Jamie was a project manager for an international landscape architecture, planning, and economic development firm. Her experience as a landscape architect includes planned community design, urban revitalization design and construction, transit-oriented development, and large-scale master planning.

## REPRESENTATIVE EXPERIENCE

### Land Use & Development Services

- Secured zoning approval for a private developer of 95-acre state-owned property for large mixed-use project in Cary. Plans for the site include 1 million square feet of office space, more than 900 residential units, and more than 500,000 square feet of retail. Services included handling all municipal rezoning work, negotiating development agreement, and planning for site plan approval, including working with the State Property Office and obtaining approvals from the Council of State.
- Represented a developer on land use and entitlement approval and easement agreements for a 12-acre parcel in Cary. Approvals included 130,000-square-foot building for supermarket anchor tenant and an



### RALEIGH OFFICE



### PRACTICE AREAS

- Land Use & Zoning
- Litigation
- Real Estate Litigation
- Eminent Domain & Condemnation
- Administrative Law
- Government & Public Policy
- Telecommunications
- Beverage Industry
- Opportunity Zones



### EDUCATION

- University of North Carolina at Chapel Hill
- JD, with honors, 2007
- Clemson University
- BA, *magna cum laude*, 2000



### ADMISSIONS

- North Carolina, 2007



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additional mix of retail, office, and restaurant uses. The project involved obtaining site plan approval of the conceptual plan, the only commercial aspect of a large mixed-use planned development.

- Represented a developer on two 200-acre developments in Knightdale from master plan through full entitlement, including negotiating development agreement, utility and infrastructure agreement, construction easements, and off-site improvements.
- Represented a private equity partner in acquisition and redevelopment project built on 40 acres on the border of downtown Raleigh. Legal services included land use and entitlement review and overseeing local entitlements from site plan to building permit, including easements, covenants, and related legal documents from the City of Raleigh.
- Represented developers on multifamily and commercial projects throughout Triangle, including mixed-use, apartments, office, retail, climate-controlled storage, and single-family residential uses.
- Represented homebuilders on rezoning, site plan, subdivision, and related easements and covenants to secure plat approval.
- Provided entitlement review for projects of more than 400,000 square feet of multifamily and office use.
- Assisted universities on development and land use matters, including representation of William Peace University on zoning, reorganization of key facilities, and early engagement on strategic planning.
- Advised the N.C. Department of Administration on legal aspects of Project Phoenix, which was designed to revitalize state government infrastructure, including through leases for retail and restaurant use. Services included analysis of legal options and identification of properties for redevelopment.
- Negotiated transportation and infrastructure improvements with the North Carolina Department of Transportation in connection with development.

### Litigation

- Represented clients in real property litigation and complex business litigation in state and federal courts and before regulatory boards and commissions.



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- Represented a national commercial real estate company in complex real estate securities litigation.
- Represented landowners in real estate litigation concerning golf course use.
- Represented utility companies in state real property litigation and condemnation actions.
- Represented business owners in commercial contract disputes.
- Represented brokerage firms and individual brokers in FINRA securities arbitrations.

### Regulatory

- Advised business owners on state and local tax matters, including property tax appeals before the North Carolina Property Tax Commission.
- Advised engineers before professional licensing boards.

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## PUBLICATIONS

- "Legal Issues in a Changing Retail Environment," Shopping Center Business, August 2018

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## HONORS

- *North Carolina Super Lawyers* Rising Star, 2014-2017
- Urban Land Institute (ULI) Emerging Leader, 2014

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## MEMBERSHIPS

- Clemson Architectural Foundation, Board of Trustees, 2018-2021
- Urban Land Institute (ULI) Triangle District Council, Vice Chair of Communications (Triangle), 2011-present
- Boys & Girls Clubs of Wake County, Fundraising Team, 2013-present



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- ULI Steering Committee, Women's Leadership Initiative (Triangle), 2013-present
- Urban Land Institute (ULI) Young Leaders Group, Vice Chair of Communications (Triangle), 2011-present
- North Carolina Economic Developers Association, 2007-present
- Wake County Bar Association, Pro Bono Committee, 2007-present

