Parker Poe
Attorneys & Counselors at Law

DEVELOPMENT SERVICES
PROJECT SPOTLIGHT: YEAR IN REVIEW

2021 showed us that what seemed to be temporary adaptations in the real estate market have become the new business as usual. Investor acquisition outpaced historical trends, as the Southeast continued to attract new employers and residents. Demand drivers such as migrating and remote workers, increasing virtualization, and funding into life sciences led to above-average growth in development in residential (multi- and single family), industrial, data, and laboratory segments. Although metro markets continued to perform well, the majority of the investment dollars were focused on the secondary markets and growing tertiary markets, as Parker Poe's Development Services Team witnessed across the Carolinas and Georgia.

In such a fluid and fast-paced environment, we are increasingly hearing from clients how important it is to partner with a responsive team of trusted advisors. The following is a sample of projects from 2021 we collaborated on with local, regional, and national investors and developers, as well as government and corporate clients. We are grateful for these opportunities and look forward to hearing from you in 2022!

PEACHTREE CORNERS MULTIFAMILY COMMUNITY

Location: Atlanta, GA

Lead Attorney and Professional: Ellen W. Smith, Jahnee Prince



We represented a vertically integrated real estate developer, manager, and owner in connection with the redevelopment and adaptive reuse of 40-year-old office buildings in a technology park. The redevelopment is creating a multifamily community honoring existing tree canopy in an environmentally sensitive area. The new community includes 382 attainably priced apartment units, innovative outdoor community and commercial space, and other amenities. Parker Poe's Atlanta team advised on land use entitlements, including successfully securing necessary rezoning under a newly drafted city ordinance.

See coverage in Atlanta Business Chronicle.

LIFE SCIENCES CAMPUS

Location: Holly Springs, NC

Lead Attorneys: Brent Milgrom, Tim Logan, Jamie Schwedler, Matthew Carpenter



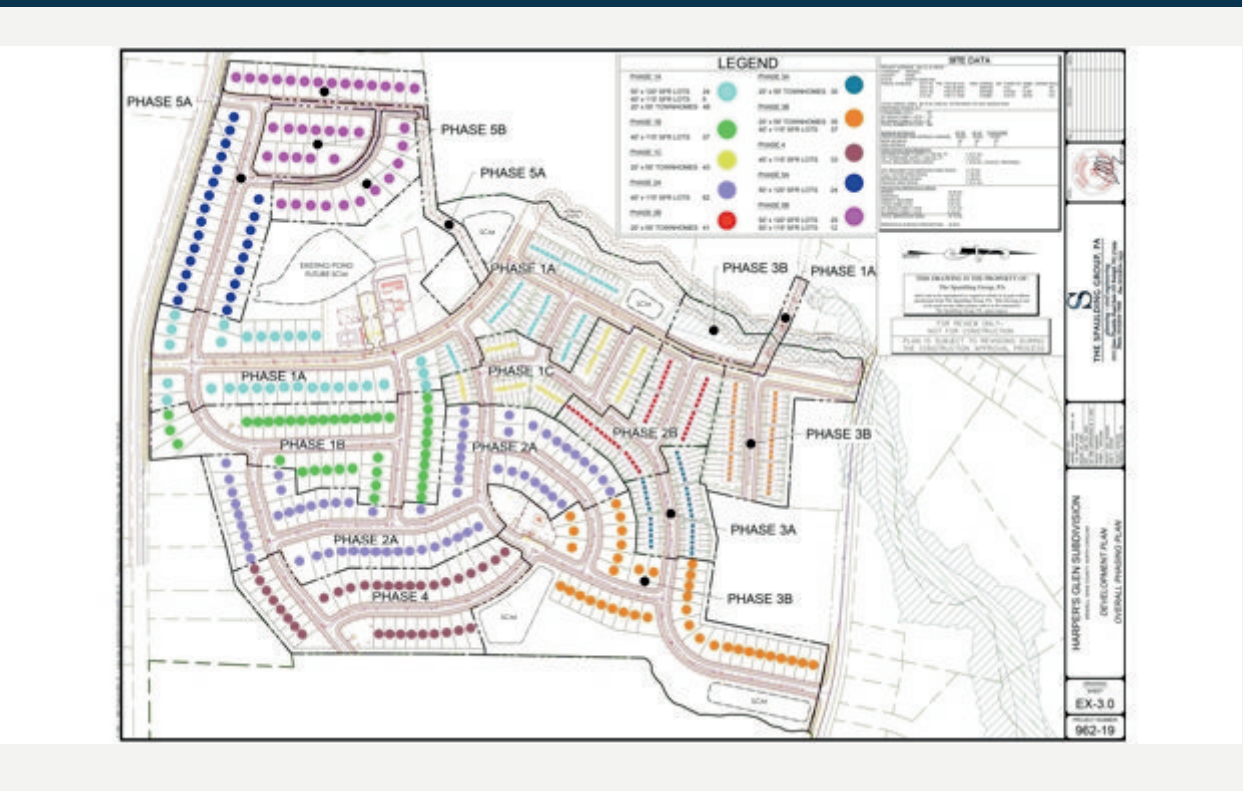
We represented the developer of a 150-acre life sciences campus in Holly Springs. The new campus will be located close to the North American campus of a major life sciences company and in close proximity to Research Triangle Park, which boasts a thriving biotechnology cluster. Phase 1 will feature two 105,000-square-foot biomanufacturing buildings and 52,000 square feet of lab and office space. Phase 2 calls for up to 2 million square feet of lab, office, and manufacturing space. Parker Poe advised on the rezoning process and development agreement negotiations with the town, as well as land assemblage, acquisition, and closing of the real estate transaction.

See coverage in REBusinessOnline.com.

HARPER'S GLEN SUBDIVISION

Location: Wendell, NC

Lead Attorneys: Tom Quirk, Tim Logan, Quinn Warren

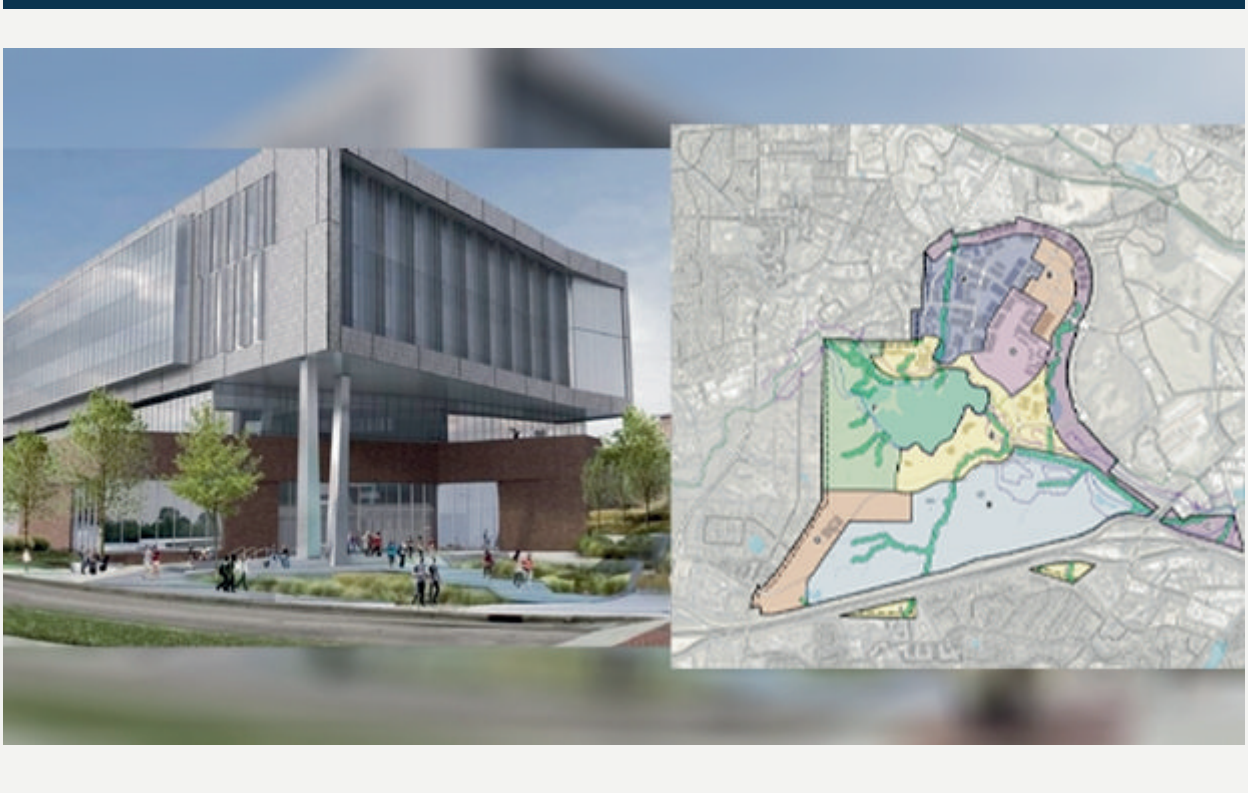


We represented the developer of a 452-lot residential development in Wendell, a growing suburb of Raleigh. The project hosts a mix of 255 single family homes and 197 townhouses. The development will include amenities such as a pool, pool house, dog park, and children's playground. Parker Poe's team assisted with the acquisition and financing of the project and continues to assist with ongoing development matters.

CENTENNIAL CAMPUS

Location: Raleigh, NC

Lead Attorneys: Jamie Schwedler, Mark Frederick



We are representing North Carolina State University to modernize the zoning of Centennial Campus, a 1,000-acre research and development campus, to support growing operations as well as opportunities for future innovative development. We successfully assisted with securing approval on a rezoning request before the City of Raleigh to redevelop 975 acres of the campus, including parcels owned by the State of North Carolina. The master plan created nine districts each with its own character to reflect the past and future growth of the university, including the Innovation District with approved building heights of up to 28 stories. The zoning establishes a framework for an urban learn/live/work/play environment that aligns with NC State's mission of teaching, research, and statewide outreach.

See coverage in the Triangle Business Journal.

ATLANTA AREA INDUSTRIAL FACILITY

Location: Hall County, GA

Lead Attorney: Ellen W. Smith



We represented an outdoor power equipment and power tool company in connection with its acquisition and development of approximately 82 acres in Flowery Branch, Georgia for future development and expansion of operations and distribution facilities. This representation included the commercial real estate acquisition and the negotiation and enforcement of the development services agreement, together with ongoing assistance for development issues, including sewer entitlements, GDOT right-of-way dedication, and conservation easement matters. Once completed, the project will host a 656,000-square-foot office and warehouse facility, with plans for an additional 192,000 square feet of warehouse space.

See coverage in Atlanta Business Chronicle.

UNION BLEACHERY/CONE MILLS REDEVELOPMENT

Location: Greenville, SC

Lead Attorneys: Richard Few, Madison Felder



We represented the developer in the planned redevelopment of a 240-acre Brownfields site that had previously housed a bleachery and then a dye and finishing plant. The property is being repurposed for mixed-use and public venues with business, office, residential, retail, and restaurant tenants planned. This property is located in a New Markets Tax Credit census tract, part of which was previously designated as a U.S. EPA Superfund site, but the majority of that designation has been lifted. Parker Poe is assisting in negotiations of economic development incentives and will be assisting during the development process with federal and state historic tax credits, state rehabilitation tax credits, as well as new markets tax credits, and low-income housing tax credits for affordable housing.

See coverage in The Post and Courier Greenville.

ELAN UNIVERSITY CITY APARTMENTS

Location: Charlotte, NC

Lead Attorneys: Alan Dexter, Jimmy Greene, Tim Logan



We represented Greystar in the 70-acre land acquisition and equity funding for a 712-unit apartment community in Charlotte's University City submarket. The project will be developed in two phases and include townhouses for rent or possible sale. Likely amenities include dedicated green space and multi-use trails.

See coverage in Charlotte Business Journal.

STATE OF NORTH CAROLINA AGENCY HEADQUARTERS

Location: Raleigh, NC

Lead Attorney: Jamie Schwedler, Mark Frederick



We are representing the State of North Carolina in a mixed-use development to create a new headquarters for the Department of Health and Human Services. The zoning allows for commercial mixed use up to 12 stories on a 34-acre parcel of land on Blue Ridge Road. The new facility will consolidate more than 2,500 DHHS employees from multiple locations, including the current headquarters in Dorothea Dix Park, and will allow for a mix of retail and services to transform the Blue Ridge corridor. Parker Poe assisted in securing approval of the rezoning for the new campus. The site plan calls for preservation of an existing stream, two 440,000-square-foot towers and associated parking decks, and a future development pad on state-owned land, where the state intends to pursue a mixed-use project as part of a public-private partnership (P3). With the relocation of DHHS employees, this zoning approval also clears the way for the City of Raleigh to embark on Dix Park, a highly anticipated Central Park-like amenity between downtown Raleigh and NC State's Centennial campus.

See coverage in the Triangle Business Journal.

PRIMARY AND URGENT CARE CENTERS

Location: Charlotte Region, NC

Lead Attorneys: Craig Lynch, Grant Whitney, Elizabeth Brady



We are representing a major health care provider in the development of an additional three locations for its primary and urgent care practice, including new state of the art medical facilities in Cherryville, McAdenville, and Moores Chapel, just outside of Charlotte. Parker Poe attorneys assisted in the acquisitions of the properties on which the facilities are located, including due diligence, title work, and closings.

See coverage from CaroMont Health.

EASTGATE 540

Location: Knightdale, NC

Lead Attorney: Russell Killen



We are representing the developer of a six-building industrial park, hosting more than 1 million square feet of space, just outside of Raleigh in eastern Wake County. The original property had one existing building and pad for another facility, and additional acreage was acquired to allow for four more building sites. Parker Poe assisted in obtaining land use and zoning approval for the new property and development. Due to high demand for industrial space, the project timeline moved quickly.

See coverage in Triangle Business Journal.

THE CREAMERY

Location: Raleigh, NC

Lead Attorneys: Jamie Schwedler, Collier Marsh



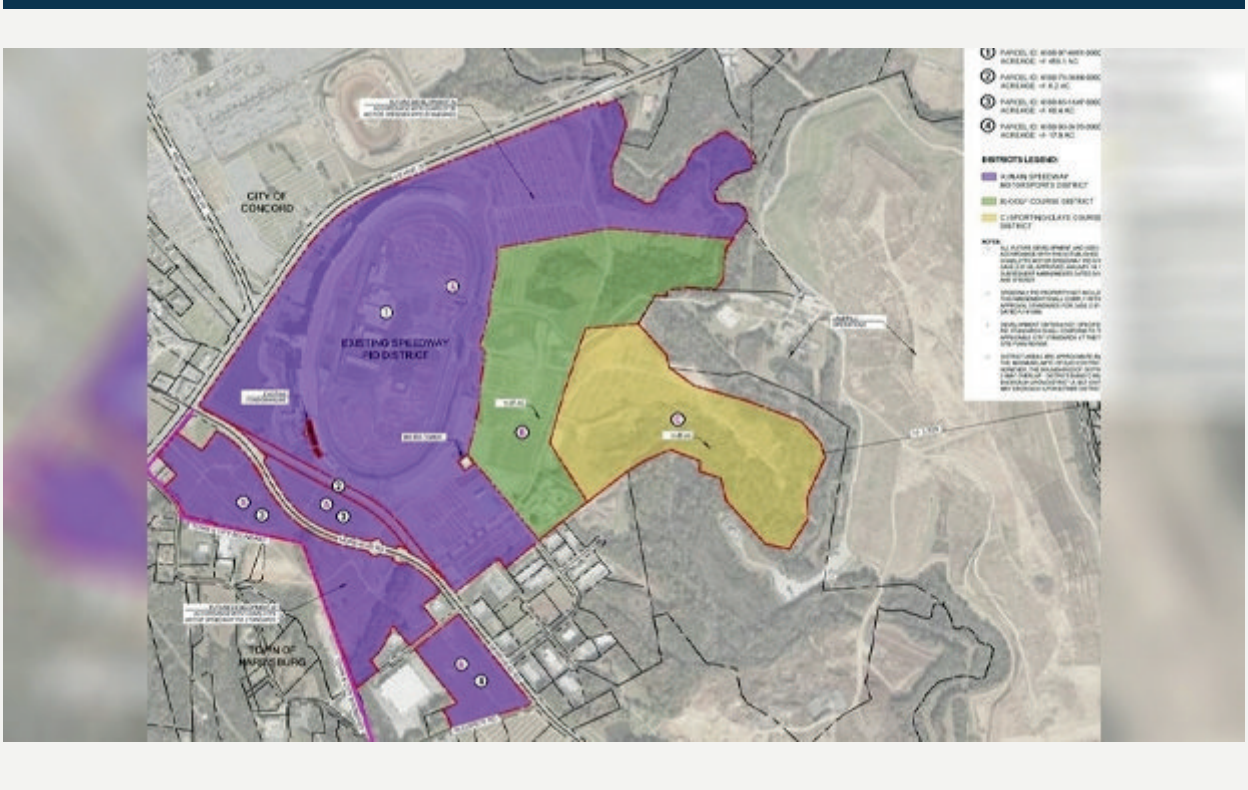
We continue to represent the developer of the Pine State Creamery redevelopment in the Glenwood South corridor of downtown Raleigh. The entitlement, approved in 2021, includes preservation of the landmark Creamery historic building and development of two mixed-use towers, one a 32-story residential apartment tower and the other a 20-story office tower, both with ground floor retail space. Between the retail and the Creamery building lies a pedestrian plaza and woonerf, a Dutch concept that reimagines a street as a social space. Our involvement included handling the rezoning process, coordinating the certificate of appropriateness process for historic entitlement approvals, and other land use issues and easements related to the site plan and historic preservation review. Parker Poe is also acting as local counsel for related real estate transactional matters.

See coverage in Triangle Business Journal.

MOTOR SPEEDWAY PROPERTY REDEVELOPMENT

Location: Concord and Harrisburg, NC

Lead Attorneys: Jimmy Greene, Jamie Schwedler, Tom Quirk



We represented the property owner in securing approval on the rezoning of more than 200 acres of land, including the zoning of four new parcels, at the Charlotte Motor Speedway property in Concord and Harrisburg. The approved rezoning included the exploration of new amenities to expand visitor attractions, such as a golf course, off-road course, test track, and sporting clays range. Our commercial development attorneys are also handling transactional aspects of this project.

See coverage in Fox 46 Charlotte.

TOWNSEND TRACT

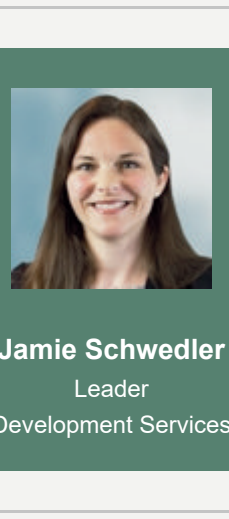
Location: Pittsboro, NC

Lead Attorneys: Jamie Schwedler, Matthew Carpenter



We secured zoning and special use permits for the development of a new age-restricted community in Pittsboro. The proposed project sits on 740 acres and allows up to 2,200 single-family homes, as well as walking trails, clubhouses, and related open space and amenities. Parker Poe's team was successful in getting zoning approved in the fall of 2021, and the first phase is expected to move forward this year to meet the intense need for active adult housing in the Triangle.

See coverage in Triangle Business Journal.



Jamie Schwedler
Leader
Development Services

Jamie Schwedler leads Parker Poe's Development Services Industry Team. With more than 50 dedicated attorneys in eight offices across North Carolina, South Carolina, Georgia, and Washington, D.C., our deep bench of experience helps us achieve desired results for our clients at any stage of the development life cycle. We represent residential, commercial and multi-use developers, owners, buyers, sellers, landlords, tenants, and lenders – we have seen every side of a deal.

Learn more about the team **here**.

Visit us online at **www.parkerpoe.com**

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