



Valerie Wagner Long

Partner

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Valerie Long focuses on real estate transactions and land use matters. She represents parties in all phases of acquisition, disposition and development of commercial properties, including drafting and negotiating of contracts, due diligence and closings. She is highly experienced in all aspects of large-scale commercial, residential and industrial developments and has experience representing both borrowers and lenders in commercial lending transactions.

Valerie also regularly guides clients through the intricacies of obtaining local government land use approvals. Her experience includes rezonings, special use permits and variances for numerous large, mixed-use developments, shopping centers, a community hospital, research parks, residential developments, industrial sites, wireless telecommunications facilities and the creation of a new zoning district for a national historic landmark. She also advises clients on applicable land use regulations prior to acquisition and/or development of property.

The Best Lawyers in America® has recognized her as a top attorney for both Land Use & Zoning and Real Estate Law (2009-present) and awarded her the title of Charlottesville Real Estate Law "Lawyer of the Year" in its 2014, 2016 and 2019 editions. She has been named among Virginia's "Legal Elite" by *Virginia Business* (2008-present), and in 2019, she was named to *Virginia Lawyers Weekly's* inaugural class of "Influential Women of Law." She was also formerly listed in *Virginia Super Lawyers Rising Stars* (2007-2009).

Valerie serves on the board of the Central Virginia Partnership for Economic Development and the Albemarle County Police Foundation Board of Directors. She is the past chair of the board of the Charlottesville Regional Chamber of Commerce. She has served on the board of directors of the Free Enterprise Forum and was chair of the board for two terms. In addition, Valerie was appointed by the

Albemarle County Board of Supervisors to serve on the Albemarle County Development Process Review Task Force, which proposed measures to improve the review process for land use matters. She previously served on the United Way Board of Directors. She is also a graduate of Leadership Charlottesville.

Valerie earned her Bachelor of Arts degree, *cum laude*, from Tulane University in 1992, and her Juris Doctor degree from the University of Virginia School of Law in 1998. While in law school, she served on the managing board of the *Virginia Environmental Law Journal*.

Practice Areas

- Real Estate
- Land Use
- Solar & Energy Storage
- Real Estate Acquisitions and Sales
- Renewable Energy
- Wind Energy
- Real Estate Development
- Leasing
- Education
- Hospitality
- Economic Development
- Offshore Wind Energy

Education

- University of Virginia School of Law (J.D.), 1998
Virginia Environmental Law Journal, Managing Board
- Tulane University (B.A.), 1992
Political Economy, *cum laude*, Murphy Institute Prize for Excellence in Political Economy

Professional Affiliations

- Central Virginia Partnership for Economic Development ? Board Member
- Charlottesville-Albemarle Bar Association
- Virginia Bar Association
- Virginia Bar Association Young Lawyers Division, Disaster Legal Assistance Committee, Co-Chair (2000-2004)
- Virginia CLE Committee (2002-2004)

Awards

- *The Best Lawyers in America's*© Charlottesville Real Estate Law "Lawyer of the Year" (2014, 2016, 2019)
- *Virginia Lawyers Weekly* ? Influential Women of Law (2019)
- *The Best Lawyers in America*© ? Land Use & Zoning Law and Real Estate Law (2009-present)
- *Virginia Business* magazine ? "Legal Elite" (2008-present)
- *Virginia Super Lawyers Rising Stars* magazine ? Land Use & Zoning Law (2007-2009)