



Lori H. Schweller

Partner

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Lori Schweller assists developers, businesses, private landowners, and owners' associations with a variety of real estate projects. Lori's experience spans a number of industries, including wireless communications, commercial and residential development, golf courses, wineries, and renewable energy, while her practice includes commercial acquisitions, sales, financing, and leasing; land use and zoning; conservation easements and land use taxation; and common interest communities.

Over the past 15 years, Lori has worked as counsel for wireless communications providers, tower developers, and consulting firms, routinely appearing before local boards throughout Virginia to obtain zoning and use permits, while advocating for ordinance updates through collaboration with local officials.

Lori assists with development projects from acquisition and zoning, subdivision, site planning, and restrictive covenant and association document preparation, to lot sales. Lori has helped to develop residential, commercial, and mixed-use condominiums, both new and conversion projects, and guides declarants through the condominium registration process, including preparing the public offering statements and exhibits for submission to the Common Interest Community Board. She assists landowners in granting conservation easements eligible for tax credits under the Virginia Land Preservation Act and in revalidating property eligible for local land use taxation.

She is listed in *The Best Lawyers in America*® for Real Estate Law (2015-present) and in *Virginia Business* for "Legal Elite" (2021). Lori serves as President of the Virginia State Bar Real Property Section, Chair of its Board of Governors, and co-chair of its Land Use & Environmental Committee. Lori is a member of the Virginia Bar Association and serves on its Real Estate Council. Lori is also Secretary and a two-term member of the Board of Directors of Greater Charlottesville Habitat for Humanity and an alumna of the Leadership Charlottesville 2009 class.

Lori earned her M.A. in English and J.D. from the University of Virginia. She earned her B.A. from the University of North Carolina at Chapel Hill.

Practice Areas

- Real Estate
- Land Use
- Real Estate Development
- Real Estate Acquisitions and Sales
- Leasing
- Mixed-Use, Residential, Planned Communities and Condominiums
- Solar & Energy Storage

Experience

REPRESENTATIVE MATTERS

- Obtained over 150 zoning permits for wireless facilities in approximately 35 localities and advocated for wireless zoning ordinance amendments in a dozen Virginia localities.
- Represented a national golf course operator in acquiring and financing golf courses in Virginia, Florida, Illinois, and California.
- Represented local developers in the development of mixed use and residential neighborhoods, including drafting covenants and restrictions, owners' association documents, and deeds of easement required for site plan and subdivision plat approvals.
- Represented developers in the purchase, financing, conversion to condominium, and unit sales for several condominium developments in Charlottesville and Albemarle County.
- Represented an industrial manufacturer in multiple real property transactions, including a \$22 million multi-state sale-leaseback and a \$10 million purchase, sale, and leaseback.
- Assisted a large property owners' association in purchasing its golf course and clubhouse amenities, creating a conservation easement, and obtaining favorable tax treatment for common area property.
- Represented purchasers of several multimillion-dollar historic estates and vineyards in Albemarle County, Virginia.

- Assisted multiple clients in negotiating and donating conservation easements on rural estates and in maintaining land use taxation status.
- Represented an automobile dealership corporation in connection with condemnation awards for permanent and temporary takings relating to urban rail expansion.
- Represented an international online retailer in its evaluation of zoning ordinances and land use approvals for new Virginia warehouse facilities.

Education

- University of Virginia School of Law (J.D.), 1998
- University of Virginia Graduate School of Arts and Sciences (M.A.), 1992
English
- University of North Carolina at Chapel Hill (B.A.), 1989
English

Professional Affiliations

- Virginia State Bar, Real Property Section ? President, Board of Governors; Secretary; Land Use & Environmental Committee Chair; Area Representative
- Charlottesville-Albemarle Bar Association (CABA) ? CABA Real Estate Committee
- Community Associations Institute ? Central Virginia Chapter
- Virginia Wineries Association
- Virginia Wireless Association
- Leadership Charlottesville Alumni Association

Awards

- Listed in *The Best Lawyers in America*® for Real Estate Law (2015-present)
- *Virginia Business* ? "Legal Elite" (2021)