



R. Susanne Todd

ASSOCIATE

Tel: 704-998-2306

Fax: 704-376-1628

Email: [stodd@jahlaw.com](mailto:stodd@jahlaw.com)



Prior to joining Johnston, Allison & Hord in 2007, Susanne was an Assistant City Attorney for the City of Charlotte. In that capacity, Susanne represented the City's Real Estate Division in both complex real estate transactions as well as eminent domain (condemnation) litigation. In the private sector, Susanne enjoys working with commercial developers as well as clients impacted by the eminent domain process. Over the years, Susanne has spoken to local, national and even international organizations on topics such as eminent domain and property asset management issues.

### Practice Areas

- Civil Litigation
- Commercial Real Estate
- Commercial Real Estate Development
- Financial Services
- Governmental Law

### Representative Work

- Represents commercial real estate clients in negotiating and preparing purchase contracts, closing documents, leases and other necessary legal products to bring their projects to fruition.
- Represents land owners in right of way negotiations and condemnation litigation matters.
- Represents clients in local government related matters such as securing zoning approvals, zoning variances, public street abandonments and construction permitting/ approvals.
- Advised developer of mixed-use project in Cary, North Carolina that included plans for retail, office, hotel and a Continuing Care Retirement Community component and worked with client on all aspects of project development, including securing and subdividing property, securing and providing necessary easements to allow for development within the project, preparing lease or purchase contracts for outparcels, preparing closing documents for the sale of outparcels, and working with client's architects, engineers, lenders and applicable governmental authorities to secure certificates of occupancy for the retail parcels.

- Advised and worked with developer of an Uptown mixed-use development that included retail, entertainment, hotel and residential components on novel issues such as the creation of a phased occupancy plan for permitting purposes and whether division of building ownership through the sale of air rights triggers separation requirements under the North Carolina State Building Code.
- Worked to successfully appeal a decision by local government that air rights create horizontal lot lines to the North Carolina Building Code Council which subsequently determined that horizontal lot lines are not contemplated by the North Carolina Building Code, said ruling allowing the continued construction of the mixed-use development.
- Successfully represented the City of Charlotte in the landmark condemnation case, *City of Charlotte v. Cook*, 348 N.C. 222, 498 S.E.2d 605 (1998).
- Successfully represented the City of Charlotte in the inverse condemnation case, *Morvan v. City of Charlotte*, 161 N.C. App. 547, 588 S.E.2d 585, 2003 N.C. App. Lexis 2150 (unpublished opinion).

### Education

- Wake Forest University (B.A. 1986)
- Wake Forest University School of Law (J.D. 1989)
- Admitted to North Carolina Bar in 1989

### Professional Organization

- American Bar Association
- North Carolina Bar Association
- Mecklenburg County Bar Association



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### **Publications**

- "Voire Dire, Openings Statements and Closing Arguments- Making Them Memorable", North Carolina Academy of Trial Lawyers (2007)
- "Tales from the Dark Side"- Condemnation Round Table NC Bar Association (2005)
- "Acquisition of a Rail Corridor" International Right of Way Association (1998)

### **Community Involvement**

- Providence Country Club, Board of Governors, President, 2010
- Providence Country Club, Board of Governors, 2007-present
- Queens Cup Steeplechase, Board of Directors, Past Member
- Court Clubhouse, Board of Directors, Past Member
- Junior League of Charlotte, Sustainer

### **Personal**

- Born in Goeppingen, Germany
- Fluent in German