

Nick Tosco

PARTNER

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Nick concentrates his practice in the areas of local government law, land use, zoning, and complex civil litigation.



OFFICE LOCATION

301 S. College St., Suite 2900
Charlotte, NC 28202

JURISDICTIONS LICENSED

North Carolina

BIOGRAPHY

Nick assists municipalities, counties, governmental agencies, and private clients on matters related to zoning, permitting, variances, annexations, condemnation/eminent domain, public records, special use permits, site plans, subdivisions, and administrative law issues.

Nick also devotes part of his practice to civil litigation, representing clients in a wide range of complex government-related disputes, land use litigation, zoning disputes, and condemnation/eminent domain litigation.

He also previously served as a law clerk for the Charlotte City Attorneys' Office, assisting with lawsuits, land use challenges, contracts, and city ordinance matters. Prior to attending law school, Nick interned and worked for Dan Clodfelter during his time as a North Carolina State Senator.

AREAS OF FOCUS

GOVERNMENT

- Has defended a local government against a constitutional challenge to its red light camera program
- Has managed extensive and complex reviews of public records in order to respond to public records requests for several local government clients
- Has drafted and negotiated development agreements for the construction of a major league soccer stadium, a mixed-use development, and a commercial redevelopment project
- Has drafted numerous zoning, energy, and land use ordinances and resolutions for local governments and various other regulations and policies, including ordinances and resolutions concerning panhandling, public nuisances, abandoned structures, and minimum housing ordinances
- Has represented a local government in more than 100 property tax foreclosure actions
- Has advised and drafted legal opinion letters for local governments concerning impact fees, procurement policies, and economic development incentives

LAND USE, ZONING, & ENVIRONMENTAL

- Has represented individuals and companies in a zoning dispute over a site plan and rezoning approval for a controversial truck stop in western North Carolina
- Has represented landowners and companies in a contested zoning dispute over a rezoning approval for a controversial mixed-use development in western North Carolina
- Has obtained favorable court decisions for a local government in a complex zoning enforcement dispute concerning inadequate street construction and maintenance in a residential subdivision
- Has represented individuals and companies in obtaining rezoning approval, site plan approval, special and conditional use permits, text amendments to local government ordinances, and other entitlement approvals for commercial and retail development
- Has represented a wind energy developer in obtaining conditional use permits for a large industrial wind turbine facility located in northeastern North Carolina
- Has assisted company by lobbying local government for favorable land use provisions in a proposed shooting range ordinance in southeastern North Carolina

EMINENT DOMAIN & CONDEMNATION

- Has obtained favorable court decision for a local government regarding the fair market value of property taken through condemnation for the construction of a light rail system
- Has obtained favorable court decision for a utility regarding the fair market value of property taken through condemnation for the construction of natural gas pipelines and related facilities
- Has negotiated a favorable settlement for a bank in a condemnation case regarding property taken for a road widening in front of the bank's property
- Has represented companies, municipalities, and utilities in numerous condemnation actions requiring easements from multiple property owners for infrastructure projects

CREDENTIALS

EDUCATION

University of North Carolina at Chapel Hill, JD, 2013

North Carolina State University, BA, 2008

NOTABLE ACCOMPLISHMENTS

National Moot Court

Order of Barristers

Aycock Moot Court Competition, Best Appellate Oral Advocate; Best Practical Skills Oral Advocate (Negotiation)

North Carolina Pro Bono Honor Society, 2019

Recognized in The Best Lawyers in America® in Government Relations Practice 2021; Land Use and Zoning Law 2021, Best Lawyers “Ones to Watch” 2021

PROFESSIONAL & COMMUNITY ACTIVITIES

The city of Charlotte Arts and Culture Advisory Board, 2021

Safe Alliance, Board of Directors, 2017-2020

North Carolina Bar Association – Zoning, Planning & Land Use Section, Council Member, 2017-present

Mecklenburg County Bar, Member

SPEAKING & WRITING

[Eminent Domain: Recent Case Law Update and Analysis of the Kirby Decision and Map Act](#), 2020 NC Municipal Attorneys’ Virtual Summer Conference

[Rezoning 101: Understanding Zoning and Charlotte’s Rezoning Process](#), 2020 Mecklenburg County Bar Annual Review

[Still Standing: COA Declines The Opportunity To Change Standing Requirements](#), 2020 North Carolina Bar Association’s Government and Public Sector Section blog

[Still Standing: COA Declines To Change Standing Requirements](#), 2020 North Carolina Bar Association’s Zoning, Planning, and Land Use Section blog