Charles F. "Chuck" Palmer

Partner

Atlanta
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Chuck brings experience and ingenuity to creating legal strategies for high-profile matters. Always mindful of the public interests associated with his work, he represents clients before government bodies on a wide variety of projects and transactions.

OVERVIEW

In three decades of practice, Chuck has advised clients in a range of industries, helping them navigate their interactions with government. His deep experience and long-term relationships inform a perspective focused on helping clients achieve their goals while also being mindful of the community interests and public policies associated with those goals.

In handling high-stakes matters, Chuck takes a pragmatic, results-oriented approach based on maintaining mutual respect between the business community and the government body charged with overseeing development and commerce, even in those occasions where litigation becomes necessary. His work on behalf of major corporations, including Delta Air Lines, Emory, Verizon, and others, has earned him a reputation as a skilled advocate and a positive leader in Atlanta's business community.

A native Georgian, Chuck is grateful to have played a role in the revitalization of Atlanta's famed East Lake Golf Club, which, through its East Lake Foundation, has supported an urban renewal project in the surrounding community, creating and funding educational, recreational and self-sufficiency programs for community residents and providing amenities that attract mixed-income residents and private investment. He is currently serving as chair of the Bobby Jones Golf Course Foundation board and volunteers his time with a number of Atlanta civic and cultural organizations.

REPRESENTATIVE MATTERS

- Counsel to several national and international companies on development incentives for large projects.
- Counsel to Delta Air Lines on the expansion and lease of Hartsfield Jackson Atlanta International Airport and various state and federal regulatory matters.
- Counsel to Verizon Wireless in obtaining local government approvals for the construction of its cellular network in Georgia and Southeastern regulatory matters.
- Counsel to Emory University on various zoning and land use matters in connection with several campus development projects, including a new hospital, clinic, academic buildings, and housing.

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- Counsel to the Georgia Board of Regents on student housing issues.
- Counsel to the Georgia Department of Economic Development on Caterpillar and Baxter Healthcare new plant projects.
- Counsel to LexisNexis in various governmental matters.
- Counsel to Pension Review Panel and the City of Atlanta in 2010-2011 pension reform.
- Counsel to Governor Perdue in drafting TSPLOST legislation during the 2010 Session of the Georgia General Assembly.
- Counsel to Governor Deal on transportation matters in 2011-2012.
- Counsel to the Georgia Regional Transportation Authority in various governmental and contract matters.
- Counsel to Travelex in the successful appeal and award of a contract for foreign currency exchange services at Atlanta Airport.
- Counsel in the formation and operation of Community Improvement Districts in the Perimeter Mall area and in downtown Atlanta.
- Counsel to Georgia Power Company in various state and local government matters.
- Counsel to SBC Communications in its merger with AT&T Corp. and to AT&T Inc. in its merger with BellSouth.
- Counsel to the Georgia Department of Corrections in the privatization of three new prisons.
- Counsel to SBC Telecom, Level 3, US LEC, Teligent, and OnePoint in obtaining local exchange and interexchange authority from the Georgia Public Service Commission.
- Counsel to Sprint, Southern Telecom, and Metromedia Fiber Networks in obtaining municipal franchises for construction of fiber-optic networks.
- Counsel to Georgia-Pacific Corp. with respect to corporate Political Action Committee matters.
- Counsel to Columbus-Muscogee County in defense of its homestead tax appraisal system before the Georgia Supreme Court and the U.S. Supreme Court.
- Counsel to the Gwinnett County Board of Elections in an independent candidate's appeal to a superior court and the Georgia Supreme Court.
- Counsel to Chateau Elan Winery & Resort and Road Atlanta in various expansion and operational matters.
- Counsel to Anheuser-Busch, Shafer Vineyards, Bronco Wine Co., and various other alcoholic beverage producers, importers, and distributors with respect to Georgia Department of Revenue regulatory matters.
- Counsel to Brink's Inc., FFE Transportation Services, Independent Freightway, Dry Storage Corp., Ruan Transport Corp., Fleet Transport, Missouri-Nebraska Express, Penske Truck Leasing, and Yellow Freight System with respect to Georgia Public Service Commission motor carrier matters.

AWARDS

- *Legal 500 United States*: Real Estate: Land Use/Zoning (2025)
- *Best Lawyers in America®:* Administrative/Regulatory Law (2007-2027), Land Use and Zoning Law (2007-2027)
- *Best Lawyers in America®:* "Lawyer of the Year," Atlanta, Administrative/Regulatory Law (2014, 2017, 2022, 2025), Land Use and Zoning Law (2018)
- "Top Lawyer in Administrative/Regulatory Law and Land Use and Zoning Law," *GaBiz Magazine* (2026)
- *Law & Politics'* and *Atlanta Magazine'*s: Super Lawyers – Government/Cities/Municipalities (2006-2014)
- Highest rating for legal ability and ethical standards, *Martindale-Hubbell*
- *Atlanta Magazine*: Atlanta 500 – Professionals (2024)

TOP AREAS OF FOCUS

- Economic Development

- Government + Regulatory
- Land Use + Zoning
- Real Estate

ALL AREAS OF FOCUS

- Economic Development
- Government + Regulatory
- Government + Regulatory Litigation
- Land Use + Zoning
- Real Estate
- Telecommunications + Infrastructure

PROFESSIONAL/COMMUNITY INVOLVEMENT

- Board of Trustees, Woodruff Arts Center (2018-2026)
- Chairman, Bobby Jones Golf Course Foundation (2016-2026)
- Chairman (2020-2026), vice-chairman (2015-2019), PGA TOUR Championship
- Chairman, State Capital Group (2007-2008)
- Board of Visitors, Emory University (2003-2006)
- President (2013-2014), president-elect (2011-2012), general counsel (2007-2010), Georgia State Golf Association
- Board of Directors, Atlanta Police Foundation (2021-2026)
- Board of Directors, Boy Scouts of America – Atlanta Area Council (2019-2025)
- Board of Directors, MARTA (2000-2003)
- Bureau attorney, Better Business Bureau of Metropolitan Atlanta (1992-2026)

EDUCATION AND CERTIFICATIONS

EDUCATION

- Emory University School of Law, J.D., Emory Merit Scholarship; Editorial Board, *Emory Law Journal*
- University of Georgia, B.S., *cum laude*, Phi Kappa Phi; Gamma Sigma Delta; National Merit Scholarship; Georgia State Golf Association Scholarship

BAR ADMISSIONS

- Georgia

COURT ADMISSIONS

- Georgia State Courts
- Georgia Superior Courts
- Court of Appeals of Georgia
- Supreme Court of Georgia
- U.S. District Court, Northern District of Georgia

- U.S. District Court, Middle District of Georgia
- U.S. District Court, Southern District of Georgia
- U.S. Court of Appeals, Eleventh Circuit
- Supreme Court of the United States

PUBLICATIONS

- Co-author, “When the Dike Breaks: Responding to the Inevitable Data Breach,” *CSO Magazine*, December 2005.
- Author, “Responding to the Inevitable Data Breach – Don’t Be Caught Flat-Footed,” *Atlantic Coast In-House* and *Midwest In-House*, October 3, 2005.

MEDIA COMMENTARY

- Quoted, “Georgia Legislation to Watch in 2021,” *Law360*, January 3, 2021.
- Quoted, “Columbus [GA] Mayor Discusses Property Tax Assessment Freeze Sunset,” *Columbus Ledger-Enquirer*, January 29, 2012.
- Profiled, “Golfer Turned Lawyer: Atlanta Partner Chuck Palmer Reminisces,” *Daily Report*, September 4, 2007.