# Jessica L. Hill

Partner

Atlanta

jessica.hill@troutman.com

**D 404.885.3925**

Jessica helps clients overcome a wide range of commercial real estate challenges, offering specific experience in land use and zoning issues.

## OVERVIEW

Jessica primarily represents real estate developers and property owners in connection with entitlement issues affecting real property, with a focus on properties located in the metro-Atlanta area. She handles rezoning applications, comprehensive land use plan changes, variances, special exceptions, special use permits, annexations, and other similar land use related applications to shape the built environment in Georgia, where she is consistently recognized as a leader by *Chambers USA*.

In addition to handling land use related applications, Jessica also counsels her clients regarding the impact of existing entitlements on development of a property and strategies on modifying or interpreting entitlements. She also has experience in handling leasing, acquisitions and dispositions, lending, and general development matters.

## AWARDS

- *Best Lawyers in America*®: Land Use and Zoning Law (2023, 2027), Real Estate Law (2025-2027)
- *Chambers USA*: Real Estate, “Up and Coming” (2014-2016); “Top Lawyer” (2017-2019); Real Estate: Zoning/Land Use, Georgia (2020-2026)
- *Legal 500 United States*: Real Estate (2013) and Real Estate: Land Use/Zoning (2025-2026)
- “Top Lawyer in Real Estate Law,” *GaBiz Magazine* (2026)

## TOP AREAS OF FOCUS

- Land Use + Zoning
- Real Estate

## PROFESSIONAL/COMMUNITY INVOLVEMENT

- Member, Urban Land Institute (ULI)

©2026 Troutman Pepper Locke

- Member, State Bar of Georgia, Real Estate Section
- Member, Atlanta Bar Association

## EDUCATION AND CERTIFICATIONS

### EDUCATION

- Emory University School of Law, J.D., 2002
- University of Virginia, B.A., 1999

### BAR ADMISSIONS

- Georgia
- North Carolina

## MEDIA COMMENTARY

- Featured and Quoted, “Troutman Pepper Taps Ex-Morris Manning Real Estate Pro,” *Law360*, February 17, 2023.