

NOTICE TO INTERESTED PARTIES OF A REZONING PETITION
PETITION #2026-048

Subject: Rezoning Petition No. 2026-048

Petitioner/Developer: RangeWater Development, LLC

Current Land Use: Residential and Vacant

Existing Zoning: N-1A (Neighborhood 1-A)

Rezoning Requested: N2-A(CD) (Neighborhood 2 - A, Conditional) and
CG (General Commercial, Conditional)

Date and Time of Meeting: **Wednesday, August 19, 2026, at 6:00 PM**

Virtual Meeting Registration: *Please send an email to*
CommunityMeeting@mvalaw.com
to receive a secure meeting link and reference petition# 2026-048.

Date of Notice: 8/5/2026

Moore & VanAllen is assisting RangeWater Development, LLC (the “Petitioner”) on a recently filed request to rezone an approximately ±31.02-acre site located at 3810 Oakdale Road in Charlotte, North Carolina (the “Site”) from N-1A to N2-A(CD) and CG(CD). The requested zoning change would allow the site to be developed with (i) a single family attached residential community of up to 175 townhome-style units and (ii) up to 15,000 square feet of commercial uses. Primary access to the site is proposed off Oakdale Road with proposed connector along Miranda Road.

The Petitioner will hold a **Virtual Community Meeting** to discuss this rezoning proposal with nearby property owners and organizations. The Charlotte-Mecklenburg Planning, Design and Development Department’s records indicate that you are either a representative of a registered neighborhood organization or an owner of property near the Site.

Accordingly, we extend an invitation to participate in the upcoming Virtual Community Meeting to be held on Wednesday, August 19, 2026, at 6:00 p.m.

Please send an email by August 18th to CommunityMeeting@mvalaw.com to receive a secure virtual meeting link and reference Petition #2026-048.

Representatives of the Petitioner look forward to discussing this rezoning proposal with you at the Virtual Community Meeting. Thank you.

cc: Malcolm Graham, Charlotte City Council District 2 Representative
Renee Johnson, Charlotte City Council District 4 Representative
Holly Cramer, Charlotte Planning, Design and Development Department
Craig Gearhart, RangeWater Development, LLC
John Floyd, Moore & Van Allen, PLLC

Site Location:



2026-048: RANGEWATER DEVELOPMENT, LLC

Parcel(s):

03312203, 03312211, 03312215, 03312219, 03312206

Current Zoning:

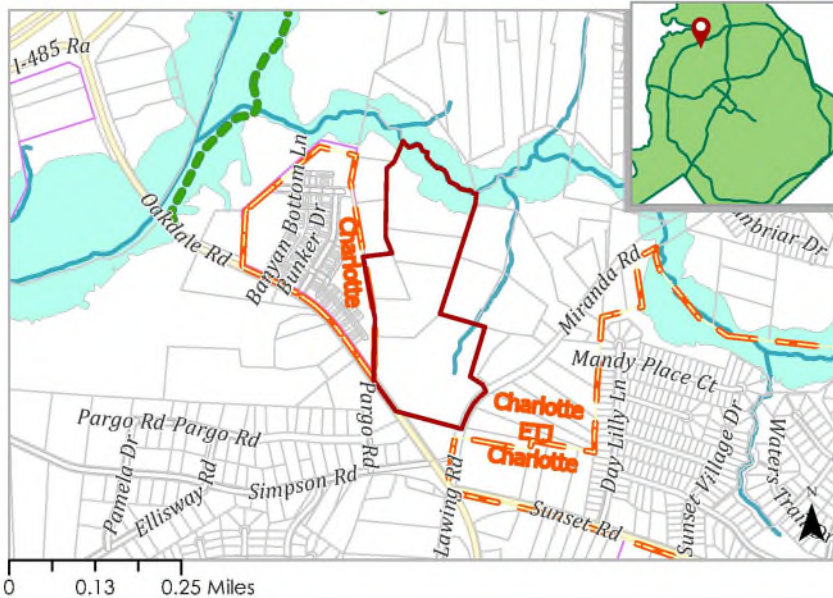
N1-A (Neighborhood 1-A)

Requested Zoning:

N2-A(CD) (Neighborhood 2-A, Conditional), CG(CD) (General Commercial, Conditional)

Size: Approximately 31.02 acres

Location of Requested Rezoning



Rezoning Area

- 2026-048
- Outside City Limits
- Parcel
- Greenway
- Streams
- FEMA Flood Plain

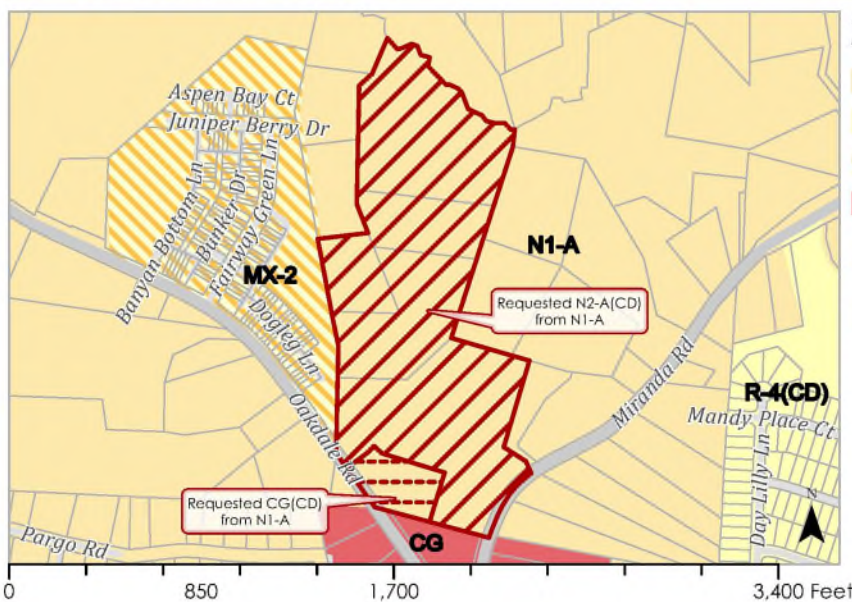
County Commissioner

- 1-Elaine Powell

Adjacent to City Council District

- 2-Malcolm Graham
- 4-Reneé Johnson

Existing Zoning & Rezoning Request



Zoning Classification

- Neighborhood 1
- Single Family
- Mixed Residential
- Commercial
- Requested N2-A(CD) from N1-A
- Requested CG(CD) from N1-A

Map Created 8/3/2026