

# Overlook at the Cedars

Chapel Hill, North Carolina

Special Use Permit

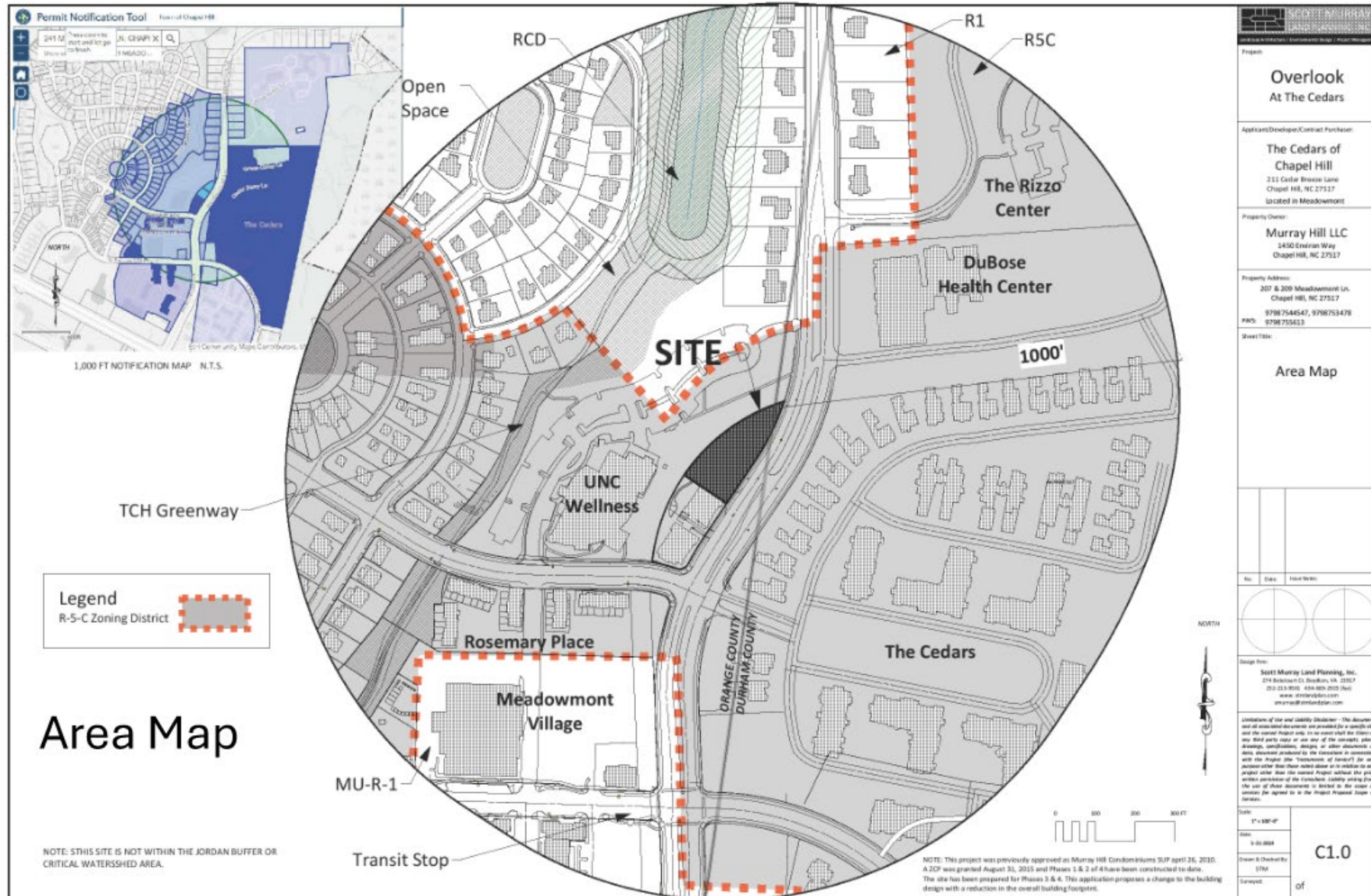
September 11, 2024

# Team Members

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- Perry Aycok, Licensed Realtor
- Scott Murray, RLA, LEED-AP
- Jessie Hardesty, AICP

# Area Map



## Area Map

NOTE: THIS SITE IS NOT WITHIN THE JORDAN BUFFER OR CRITICAL WATERSHED AREA.

NOTE: This project was previously approved as Murray Hill Condominiums SUP April 26, 2010. A ZCP was granted August 31, 2015 and Phases 1 & 2 of 4 have been constructed to date. The site has been prepared for Phases 3 & 4. This application proposes a change to the building design with a reduction in the overall building footprint.

<b>Overlook At The Cedars</b>	
Applicant/Developer/Contract Purchaser: <b>The Cedars of Chapel Hill</b> 211 Cedar Branch Lane Chapel Hill, NC 27517 located in Meadowmont	
Property Owner: <b>Murray Hill LLC</b> 1450 Eranan Way Chapel Hill, NC 27517	
Property Address: 207 & 209 Meadowmont Ln. Chapel Hill, NC 27517 9798754647, 9798753478 PMS: 9798755613	
Sheet Title: <b>Area Map</b>	
No.	Date
1	10/4/2020
Design Firm: <b>Scott Murray Land Planning, Inc.</b> 214 E. Main St., Durham, NC 27601 919.286.9555 434.889.2020 (fax) www.stmrlp.com smurray@stmrlp.com	
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Date:	10/26/2024
Scale:	1" = 100'-0"
Drawn & Checked by:	STM
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Sheet No.:	<b>C1.0</b>



# Existing Conditions



# Overlook At The Cedars

Developer/Contract Purchaser:

**The Cedars**  
115 Cedar Breeze Lane  
Chapel Hill, NC 27517

located in Meadowmont

Property Owner:

**Murray Hill LLC**  
1450 Environ Way  
Chapel Hill, NC 27517

Property Address:

207 & 209 Meadowmont Ln.  
Chapel Hill, NC 27517

PHNs 97987544547 & 9798753478

Sheet To:

## Site Plan

No.	Date	Revised



Design/Prep:  
**Scott Murray Land Planning, Inc.**  
214 Redwood Ct., Raleigh, VA 27617  
757-219-9201 484-989-2825 (fax)  
www.smlplanning.com  
smurray@scottmurray.com

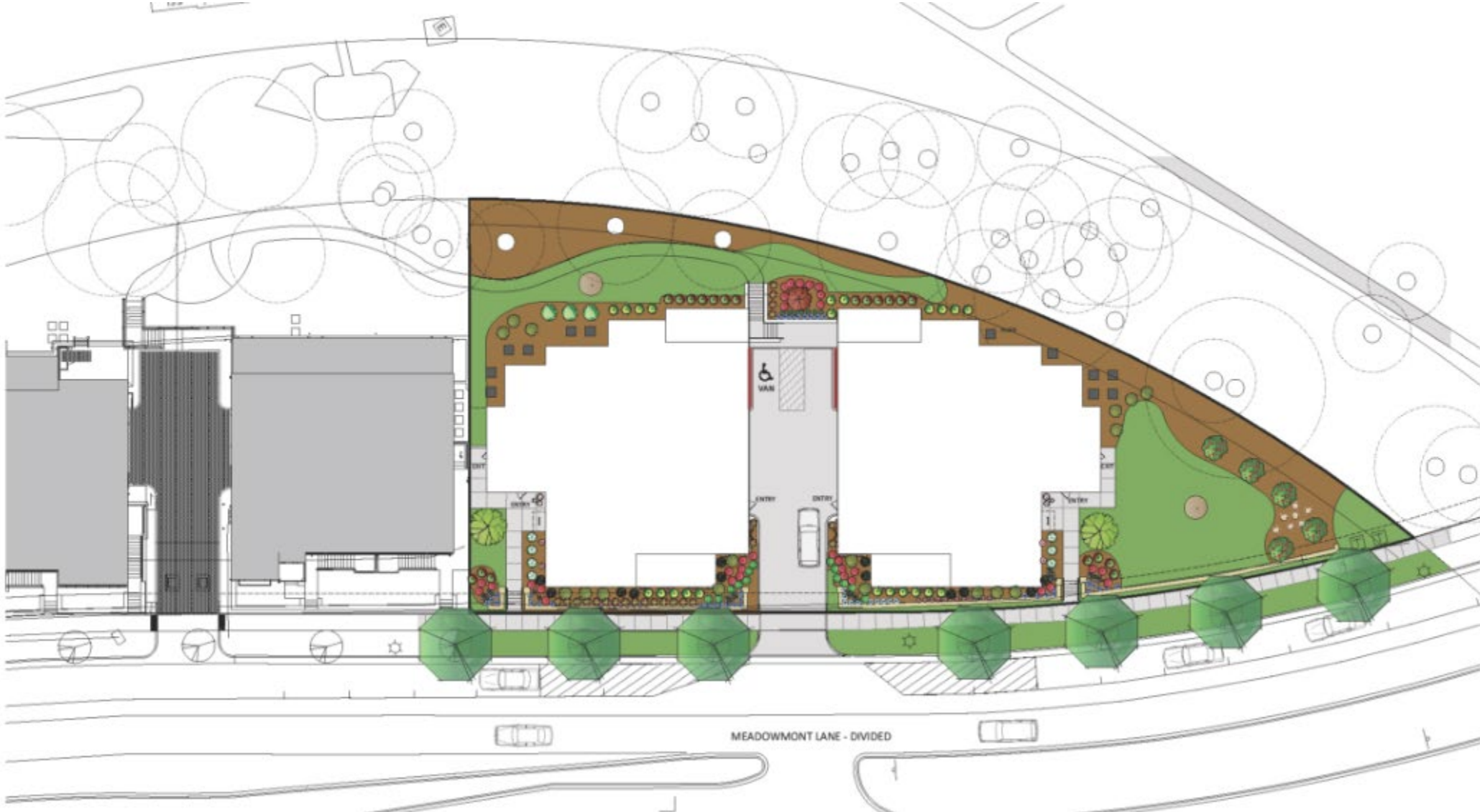
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Scale: 1" = 20' 0"  
Date: 4-1-2024  
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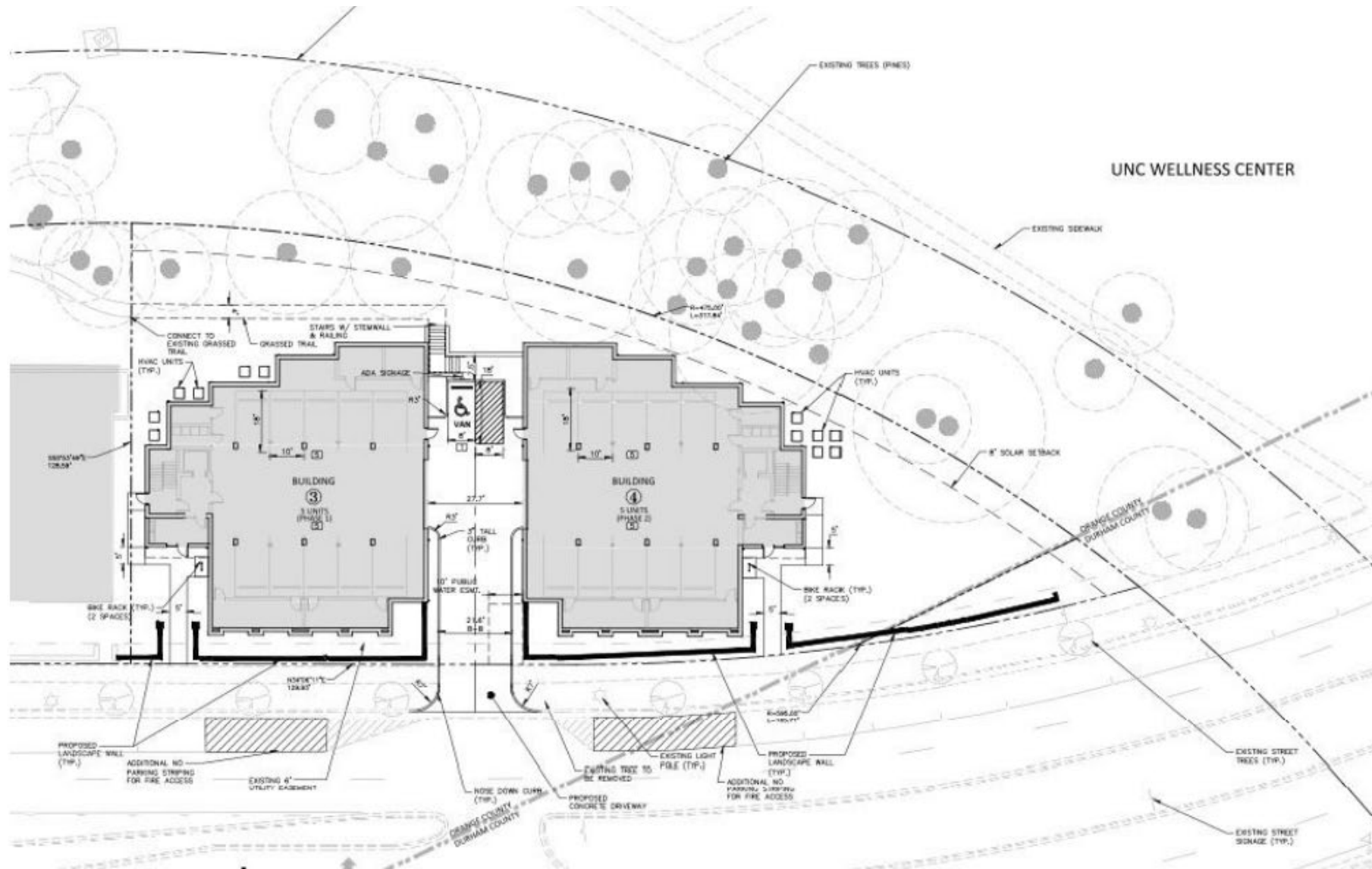
SYMBOL	DESCRIPTION
ACC	ACCESSORY
ACC	AREA OF ENVIRONMENTAL CONCERN
AW	WALL TO BACK
BC	BACK OF CURB
BS	BOTTOM OF SLOPE
BUD	BUILDING
BO	BOTTOM OF STEP
BUA	BUILT-UP AREA
WV	WALL OF WALL
COA	CONCRETE CONCRETE
CON	CONCRETE
CON	CONCRETE
DBL	DOUBLE
DI	DRAIN INLET
DN	DOWN
DU	DRAINAGE UNIT
ED	EDGE OF DRIVE
EDP	EDGE OF PAVEMENT
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# Conceptual Site Plan



# Technical Site Plan





# Site Perspective





# SUP Findings of Fact

1. The development is located, designed, and proposed to be operated so as to maintain or promote the public health, safety, and general welfare;
2. The development complies with all required regulations and standards of this chapter, including all applicable provisions of articles 3 and 5, the applicable specific standards contained in the supplemental use regulations (article 6), and with all other applicable regulations;
3. The development is located, designed, and proposed to be operated so as to maintain or enhance the value of contiguous property, or that the use or development is a public necessity; and
4. The development conforms with the general plans for the physical development of the town as embodied in this appendix and in the comprehensive plan.

# Conceptual Site Plan

