

PLANNING & ZONING COMMISSION
Tuesday, May 17th, 2022 at 6:00 P.M. Meeting Agenda
City Council Chambers – 35 Cabarrus Ave. West

- I. CALL TO ORDER – *Chair***
- II. CHANGES TO THE AGENDA**
- III. APPROVAL OF THE MINUTES- *Motion, second, and vote needed.***
- IV. OLD BUSINESS - **NONE****
- V. NEW BUSINESS**

1. Z(CD) -32-21 (Legislative Hearing)

Ramon Garcia, Landeavor Acquisitions, has submitted a Zoning Map Amendment application for +/- 29.5 acres of property located at 100 Pitts School Rd from I-1 (Light Industrial) and C-2 (General Commercial) to RC-CD (Residential Compact Conditional District) in order to develop townhomes. PINs 5509-42-1822 and p/o 5509-31-7753.

- a. Open Public Hearing by Motion - *Motion, second, and vote needed.*
- b. Staff Presentation
- c. Staff Recommendation
- d. Applicant's/Proponent's Testimony
- e. Opponent's Testimony
- f. Close Public Hearing by Motion - *Motion, second, and vote needed.*
- g. Approve Statement of Consistency by Motion - *Motion, second, and vote needed.*
- h. Approve/Deny Zoning Amendment by Motion - *Motion, second, and vote needed.*

2. Z-04-22 (Legislative Hearing)

Kyle Bilafer, Cabarrus County Area Manager of Operations, has submitted a Zoning Map Amendment for +/- .98 acres of property located generally at 325 Corban Ave., SE. from RC (Residential Compact) and RM-1 (Residential Medium Density) to O-I (Office Institutional). PINs 5630-38-4280, 5630-38-0094 & 5630-38-0079

- a. Open Public Hearing by Motion - *Motion, second, and vote needed.*
- b. Staff Presentation
- c. Staff Recommendation
- d. Applicant's/Proponent's Testimony
- e. Opponent's Testimony
- f. Close Public Hearing by Motion - *Motion, second, and vote needed.*
- g. Approve Statement of Consistency by Motion - *Motion, second, and vote needed.*
- h. Approve/Deny Zoning Amendment by Motion - *Motion, second, and vote needed.*

VI. PETITIONS AND REQUESTS –NO PUBLIC HEARINGS REQUIRED PRESENTATIONS AND DISCUSSION

3. TA-06 – Administrative Text Amendment to Concord Development Ordinance Article 7 (Dimensional Standards) relative to maximum heights in the RC (Residential Compact) zoning district

- a. Staff Presentation
- b. Approve Statement of Consistency by Motion - *Motion, second, and vote needed.*
- c. Recommend Approval/Denial to City Council by Motion - *Motion, second, and vote needed.*

4. LLD-01-22

Justin Mueller, Morris Building, LLC, has submitted a Local Landmark request for the P.M. Morris Building located at 48-56 Union St S and 41 Market St. Pin 5620-97-1613.

- a. Staff Presentation – *No action needed*

VII. RECOGNITION OF PERSONS REQUESTING TO BE HEARD

VIII. MATTERS NOT ON THE AGENDA



DATE: May 17, 2022

CASE #: Z(CD)-32-21

ACCELA #: CN-RZC-2021-00018

DESCRIPTION: Zoning Map Amendment
I-1 (Light Industrial) and C-2 (General Commercial) to RC-CD
(Residential Compact Conditional District)

APPLICANT: Ramon Garcia, Landeavor Acquisitions, LLC

OWNER(S): Edward Z. Morris and Robert F. Morris

LOCATION: 100 Pitts School Road SW

PIN#s: PINs: 5509-42-1822 and p/o 5509-31-7753.

AREA: +/- 29.5 acres

ZONING: City of Concord I-1 (Light Industrial) and C-2 (General Commercial)

PREPARED BY: Kevin E. Ashley, AICP Deputy Planning Director

BACKGROUND

The subject property consists of two (2) parcels (one full parcel, and a portion of another parcel), totaling 29.5 acres on the southwest side of Pitts School Road, opposite of (100 and 172 Pitts School Road SW). The subject property was annexed on December 31, 1995 and is currently zoned I-1 (Light Industrial), and C-2 (General Commercial). The applicant, Ramon Garcia, with Landeavor Acquisitions, has submitted a zoning map amendment application for a rezoning of the properties from I-1 and C-2 to RC-CD (Residential Compact Conditional District). The portion fronting Pitts School Road is zoned C-2 (General Commercial), while the back portion of the proposed development is zoned I-1 (Light Industrial).

SUMMARY OF REQUEST

The applicant has submitted a zoning map amendment application requesting the rezoning of the properties from I-1 and C-2 to RC-CD (Residential Compact Conditional District) in order to construct a single-family attached development consisting of 241 townhomes, open space with amenities, and tree save area. Approximately 15.64 acres of the existing C-2 zoning fronting Pitts School Road is proposed to be rezoned and approximately 13.86 of the I-1 zoning is proposed to be rezoned. The rezoning will result in approximately 3.65 acres of C-2 zoning remaining along the west side of Pitts School Road, which would facilitate development of three outparcels, which

are not part of the is petition. Approximately 0.944 acres is planned for dedication for the Pitts School Road right-of-way.

PROPOSED SITE PLAN

According to the site plan submitted as a condition of rezoning, the proposed development will include 241 single-family attached units, resulting in 9.45 dwelling units per acre, which is under the maximum density of 15 (fifteen) units per acre permissible within the RC zoning district. The site plan indicates connectivity between Pitts School Road the northern property line via a collector street. This street is proposed to be connected to US 29/Concord Parkway via construction of a new public street (65' wide r/w in compliance with minimum City requirements) across the property to the north to the stoplight to the west of the Murphy Express convenience store. This street is also intended to allow for access to the remaining I-1 property and for the eventual connectivity to the approved apartment development to the west. Vehicular access is also proposed to the proposed adjacent commercial parcels on Pitts School Road.

The proposed project utilizes a series of public streets on both sides of the main collector street. The townhome units are a mixture of both front and rear-load products. Forty-six (46) rear load units are proposed, with the remaining 195 units being front load units. The project has an amenity area in the south portion of the property, with a visitor parking area.

The first phase of the development will include the development of the street accessing Concord Parkway, 95 front-load townhomes and the stormwater pond, which will be located on the industrially zoned property to the west. It is not uncommon for stormwater facilities to be shared by several different types of land uses. The second phase is proposed to include the 46 front-load units and the connection to Pitts School Road. The third phase is anticipated to include the amenity area and the remaining 100 units. Rear load units represent 19% of the total number of townhome units in this proposed development.

The project is subject to minimum tree preservation requirements as specified in Article 11 and 2.93 acres is proposed. If it is determined that the project is unable to preserve the minimum amount of trees during technical site plan review, replacement will be required in accordance with Section 11.9 of the CDO. A 25-foot-wide Type D buffer is proposed along Pitts School Road as well as adjacent to the stormwater pond, and a 20' wide Type C buffer is proposed adjacent to the commercially zoned properties to the north, and the east along Pitts School Road. It should be noted that a buffer is not required between the townhomes and the industrially zoned land to the west in the areas where a new public street intervenes.

A greenway easement is provided to the adjacent industrial property, in anticipation of the eventual connection to a proposed greenway adjacent to the Rocky River to the west. Stormwater for the site is intended to be provided on the adjacent property to the west and the petitioner has committed to provide an easement for maintenance.

The site plan indicates a total of 6.42 acres of open space which equates to 22.6% and minimally exceeds the required minimum of 20%. The petitioner proposes to provide at least of the two following improvements within the open space amenity area:

- Clubhouse with pool
- Dog park with seating areas
- Community garden
- Playground with seating area
- Open green space with seating areas

The amenity area also includes a visitor parking area, and on-street parking is provided along the south side of the street on the north side of the amenity area.

Curb, gutter and sidewalk are proposed along the west side of Pitts School Road, south of the main entrance road to the project.

A traffic impact analysis (TIA) has been submitted and accepted by both NCDOT and the City of Concord Transportation Department. The analysis factors in the roadway improvements associated with the approved multifamily development and storage use to the west on Concord Parkway. Following is a general summary of the improvements are proposed to mitigate the impacts of the development:

1. US 29/Pitts School Road: install dual westbound left turn lanes on Pitts School Road (2024) and optimize the signal timings;
2. US 29/Carpenter Court: extend westbound turn lane and optimize signal timings;
3. US 29/Ford Restoration Parts driveway: optimize signal timings;
4. Pitts School Road/Coventry Commons Ave: construct one ingress and two egress lanes (through/left and right turn lane, construct a westbound turn lane on Pitts School into the site, coordinate signal timings with US 29 signal, and install a traffic signal (2024) at main site entrance, and optimize signal timings and coordinate with the US 29 system (2026).

Following is a summary of the standards of the proposed plan as it relates to the minimum ordinance requirements.

Standard and Proposed Requirements for Developments in the RC Zoning District		
	<u>Standard</u>	<u>Proposed</u>
Maximum Dwelling Units Per Acre for RC Zoning	15 Dwelling Units/Acre	9.45 Dwelling Units Per Acre
Open Space	20% of the total site or 5.67 Acres	22.6% or 6.42 Acres
Tree Save	Minimum of 50% of required open space or 2.835 acres	50% or 2.835 acres which includes preservation and mitigation areas
Landscape Buffers	25' wide Type D buffer adjacent to Pitts School Road and 20' wide Type C buffers adjacent to C-2 zoned property.	Meets minimum standards
Maximum Impervious Area	50% or 14.65 Acres	43.69% or 12.39 Acres
Off-street Parking	Minimum 1.5 spaces/du 362 spaces	2.0 spaces/du or 482 spaces (on-street parking also provided in some areas)

The applicant, in accordance with the CDO, held a community meeting on Tuesday December 7, 2021 via ZOOM. According to the provided summary it is unclear how many citizens were in attendance but there were approximately 25 questions raised by attendees.

The rezoning site plan has been reviewed and approved by all applicable departments. In accordance with the CDO, the DRC has agreed that the plan is complete and meets the minimum standards required for a rezoning site plan, and therefore may be heard and considered by the Planning and Zoning Commission. The site plan includes a note that the development will meet all minimum development standards. If the rezoning were to be approved, more detailed plans illustrating compliance with all standards will be required during the technical plan review process.

SURROUNDING ZONING AND LAND USE

The surrounding zoning in this area is primarily C-2 (General Commercial) with I-1 (Light Industrial) directly to the west. The C-2 land is developed predominately with commercial uses concentrated on the Concord Parkway/Pitts School Road intersection. There are, however, townhomes and multifamily on the east side of Pitts School Road, and pending multifamily and the east side of US 29/Concord Parkway, all of which were approved under previous CDO standards. JM Robinson High School is zoned RM-1 (Single Family) and is located directly to the south. The Carolando neighborhood is located to the east of the subject property (on the east side of Pitts School Road) and is developed with large-lot single family residences and is zoned RL (Residential Low Density).

Existing Zoning and Land Uses (Subject Parcel)					
Current Zoning of Subject Property	Zoning Within 500 Feet		Land Uses(s) of Subject Property	Land Uses within 500 Feet	
General Commercial (C-2) and Light Industrial (I-1)	North	General Commercial (C-2)	vacant/wooded	North	Commercial, townhomes, and multifamily
	South	General Commercial (C-2), Light Industrial (I-1), Single Family Residential (RM-1)		South	Vacant, JM Robinson High School
	East	General Commercial (C-2)		East	Commercial, townhomes, and multifamily
	West	General Commercial (C-2) and Light Industrial (I-1)		West	Commercial, multifamily (under construction)

COMPLIANCE WITH 2030 LAND USE PLAN

The 2030 LUP designates the subject property as “Mixed Use Activity Center” This land use category is intended to “*encourage the development of a mixture of complimentary uses that will function as an integrated center allowing for pedestrian connections between development and uses*” Furthermore, the LUP states “*coordinating connectivity and planning for future uses will be critical in this process.*”. The LUP specifically designates this area as Mixed-Use Activity Center #7 (Concord Parkway South at Pitts School Road.)

Guidance specific to the Mixed-Use Activity Center specifies that the RC (Residential Compact) zoning district is a corresponding zoning classification and advises that development should include:

- *Whenever possible, it is recommended that developers utilize one of the mixed-use zoning districts when developing in an area designated MUAC.*
- *The interconnectivity of the public realm (streets, walk/bike infrastructure) is an essential element of the MUAC areas.*

The following general land use challenges and opportunities in Section 5.2 relate to the proposed amendment.

Ensuring compatibility between neighboring land uses: *As the diversity of uses and housing types increases, the potential for incompatibility increases. To maintain compatibility between adjacent uses, the City will need to ensure that there are seamless transitions between uses which will require a combination of separating certain uses, buffering between uses, and addressing the design, scale, height, orientation and intensity of development as appropriate to the land use transition and the site.*

Enhancing mobility between residential, employment, commercial and recreation uses: *Improving connections between the places where residents live, work and play will be a key challenge than can only be met through better integration of land uses and the establishment of connections between uses for all modes of transportation. Narrow rights-of-way constrain opportunities to establish complete streets along many arterial street corridors, which increases the importance of coordinating land uses and ensuring that their designs facilitate better mobility.*

The following goals, objectives and policy guidance relate to the proposed zoning amendment.

Objective 1.6: *Provide a diverse mix and range of housing options throughout the City that will accommodate the current and future needs of the citizens of Concord.*

Policy Guidance for Objective 1.6:

- ***Infill Housing:*** *Promote a variety of compatible infill housing types in areas with access to adequate facilities and services.*
- ***Housing Balance:*** *Ensure that zoning allows for a mix of housing types at a variety of prices to meet the demands of existing and future residents.*

Goal 4: *Ensure compatibility between neighboring land uses*

Objective 4.1: *Use a combination of land use transitions, intensity gradients, buffering, and design to ensure that land use transitions are compatible.*

SUGGESTED STATEMENT OF CONSISTENCY

- The subject property is approximately 29.5 acres.
- The subject property was annexed on December 31, 1995.
- The proposed zoning amendment is consistent with the 2030 Land Use Plan (LUP) as RC (Residential Compact) and conditional district variations are considered corresponding zoning districts to the land use category. Single family attached dwellings are already present in the general vicinity, and development of commercial uses on the entirety of the subject property may be unlikely. Furthermore, the request presents an infill housing

development that is lower in density than the neighboring multi-family development that introduces an additional housing type to the southwest quadrant of Pitts School Road/Concord Parkway. This would further the guidance of Section 1.6 of the LUP by encouraging infill development with a mix of housing options. Furthermore, the LUP Objective 6.2 encourages tree preservation in all new development.

- The zoning amendment is reasonable and in the public interest as it provides a different housing type that is not available in this particular quadrant of the mixed-use activity center. However, it is compatible with the nearby higher density residential developments including multi-family and the adjacent commercial development, and serves to provide vehicular connectivity with the industrial property to the west and the commercial and approved multifamily development along Concord Parkway. The associated TIA (Traffic Impact Analysis) has been approved by the City and NCDOT and minimum traffic mitigation measures will be required.

OR

- The zoning amendment is not reasonable and not in the public interest as the proposed development eliminates commercially and industrially zoned property within the Concord Parkway/Pitts School Road mixed use activity center and replaces land that could be utilized for service uses with residential. Residential uses (the approved multifamily development on Concord Parkway to the west) are already present within this mixed-use center.

SUGGESTED RECOMMENDATION AND CONDITIONS

The staff finds the request consistent with the 2030 Land Use Plan. The plan also meets the requirements of the Concord Development Ordinance. Because this petition is a conditional district request, the Commission, should they decide to approve the request, may, according to Section 3.2.8.E of the CDO, suggest **“reasonable additional conditions or augment those already provided with the petition, but only those conditions mutually agreed upon by the petitioner and the Commission or Council may be incorporated into the approval. Any such condition should relate to the relationship of the proposed use to surrounding property, proposed support facilities such as parking areas and driveways, pedestrian and vehicular circulation systems, screening and buffer areas, the timing of development, street and right-of-way improvements, water and sewer improvements, storm water drainage, the provision of open space and other matters that the Commission or Council may find appropriate.”**

In the event that the Commission approves the petition, staff recommends the following conditions.

1. Substantial compliance with the “Conditional District Morris Tract Site Plan” dated May 3rd, 2022. (minor modifications may be made by staff pursuant to Section 3.2.9.H)
2. The secondary access connecting the proposed development to Concord Parkway shall be constructed to meet city standards.
3. All corner lots shall meet corner side setbacks of 20’.
4. Tree save areas shall equal a minimum of 2.55 acres, and tree save areas shall meet all minimum requirements of Section 11.9.
5. Limits of disturbance shall be determined on site with the City of Concord Arborist or his/her designee prior to any land disturbing activities.
6. The easement for the off-site SCM shall be recorded prior to the issuance of any permits.
7. Open Space Areas shall be programmed with at least two (2) or more of the following options:

- a. Clubhouse with Pool
 - b. Dog Park with seating areas
 - c. Community Garden
 - d. Playground with seating areas
 - e. Open greens with seating
8. Compliance with all minimum requirements relative to landscaping, stormwater, transportation, utilities, Fire protection and minimum engineering construction standards;
 9. Technical site review and approval plan shall be required.
 10. The subject plan is not designed to preliminary plat or technical site plan standards and therefore, any intended or perceived deviation from technical standards resulting from the somewhat general nature of the plan shall not constitute approval to deviate from, or negate, technical standards within the Concord Development Ordinance, Technical Standards Manual, or any other regulatory document.

PROCEDURAL CONSIDERATIONS

This particular case is a rezoning to a conditional district, which under the CDO, is “legislative” in nature. Legislative hearings DO NOT require the swearing or affirming of witnesses prior to testimony at the public hearing.

(Please type or print)

Applicant Name, Address, Telephone Number and email address: _____

Landeavor Acquisitions, LLC, c/o Ramon Garcia; 10930 Crabapple Road, Suite 204,

Roswell, GA 30075; 770-709-6566; rgarcia@landeavor.com

Owner Name, Address, Telephone Number: _____

See Exhibit A attached hereto

Project Location/Address: 100 Pitts School Road Southwest

P.I.N.: Portion of 5509317753 and all of 5509421822

Area of Subject Property (acres or square feet): +/- 29.5 acres (See survey/legal descriptions)

Lot Width: +/- See the survey Lot Depth: +/- See the survey

Current Zoning Classification: I-1 and C-2

Proposed Zoning Classification: RC-CD

Existing Land Use: Vacant

Future Land Use Designation: Mixed Use Activity Center

Surrounding Land Use: North Townhomes/vacant/commercial South Vacant I-1 land

East School West Commercial/retail

Reason for request: To accommodate a residential community on the site that would contain a maximum of 246 single family attached dwelling units.

Has a pre-application meeting been held with a staff member? Yes

Staff member signature: _____ Date: _____

THIS PAGE APPLICABLE TO CONDITIONAL DISTRICT REQUESTS ONLY

(Please type or print)

1. List the Use(s) Proposed in the Project:

A maximum of 246 single family attached dwelling units.

2. List the Condition(s) you are offering as part of this project. Be specific with each description.
(You may attach other sheets of paper as needed to supplement the information):

The applicable conditions of the proposed development are set out on the Rezoning Plan.

I make this request for Conditional district zoning voluntarily. The uses and conditions described above are offered of my own free will. I understand and acknowledge that if the property in question is rezoned as requested to a Conditional District the property will be perpetually bound to the use(s) specifically authorized and subject to such conditions as are imposed, unless subsequently amended as provided under the City of Concord Development Ordinance (CDO). All affected property owners (or agents) must sign the application.

See Attached Signature Page
Signature of Applicant Date

See Attached Signature Page
Signature of Owner(s) Date

question is rezoned as requested to a Conditional District the property will be perpetually bound to the use(s) specifically authorized and subject to such conditions as are imposed, unless subsequently amended as provided under the City of Concord Development Ordinance (CDO). All affected property owners (or agents) must sign the application.

See Attached Signature Page
Page

See Attached Signature

Signature of Applicant
Owner(s) Date

Date

Signature of

Certification

I hereby acknowledge and say that the information contained herein and herewith is true, and that this application shall not be scheduled for official consideration until all of the required contents are submitted in proper form to the City of Concord Development Services Department.

Property Owners

Parcel Identification No. 5509317753

THE MORRIS FAMILY LIMITED PARTNERSHIP

By: Edward Z. Morris, Jr.
Name: Edward Z. Morris, Jr
Title: Partner

Date: 11/12/2021, 2021

Parcel Identification No. 5509421822

Robert F. Morris Nov. 11th 2021
Robert F. Morris Date

~~Applicant~~
~~CANDIDATOR~~
By: _____
Name: _____
Title: _____

Certification

I hereby acknowledge and say that the information contained herein and herewith is true, and that this application shall not be scheduled for official consideration until all of the required contents are submitted in proper form to the City of Concord Development Services Department.

Property Owners

Parcel Identification No. 5509317753

THE MORRIS FAMILY LIMITED PARTNERSHIP

By: _____

Name: _____

Title: _____

Date: _____, 2021

Parcel Identification No. 5509421822

Robert F. Morris

Date

Applicant

LANDEAVOR ACQUISITIONS, LLC

By: _____

Name: Adam Lorry

Title: president

Date: November 15, 2021

GENERAL NOTES:

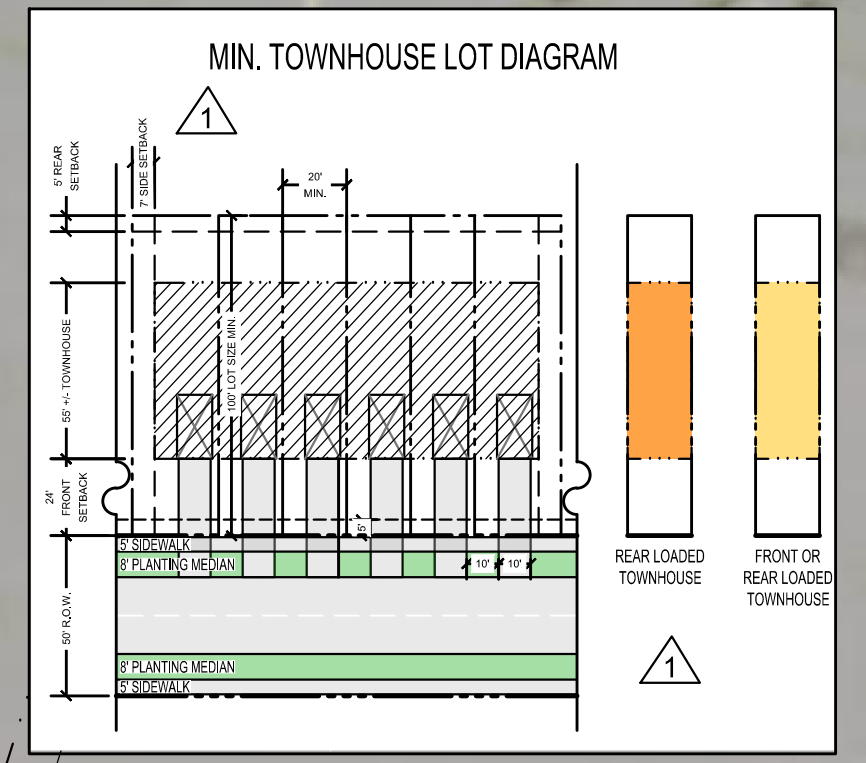
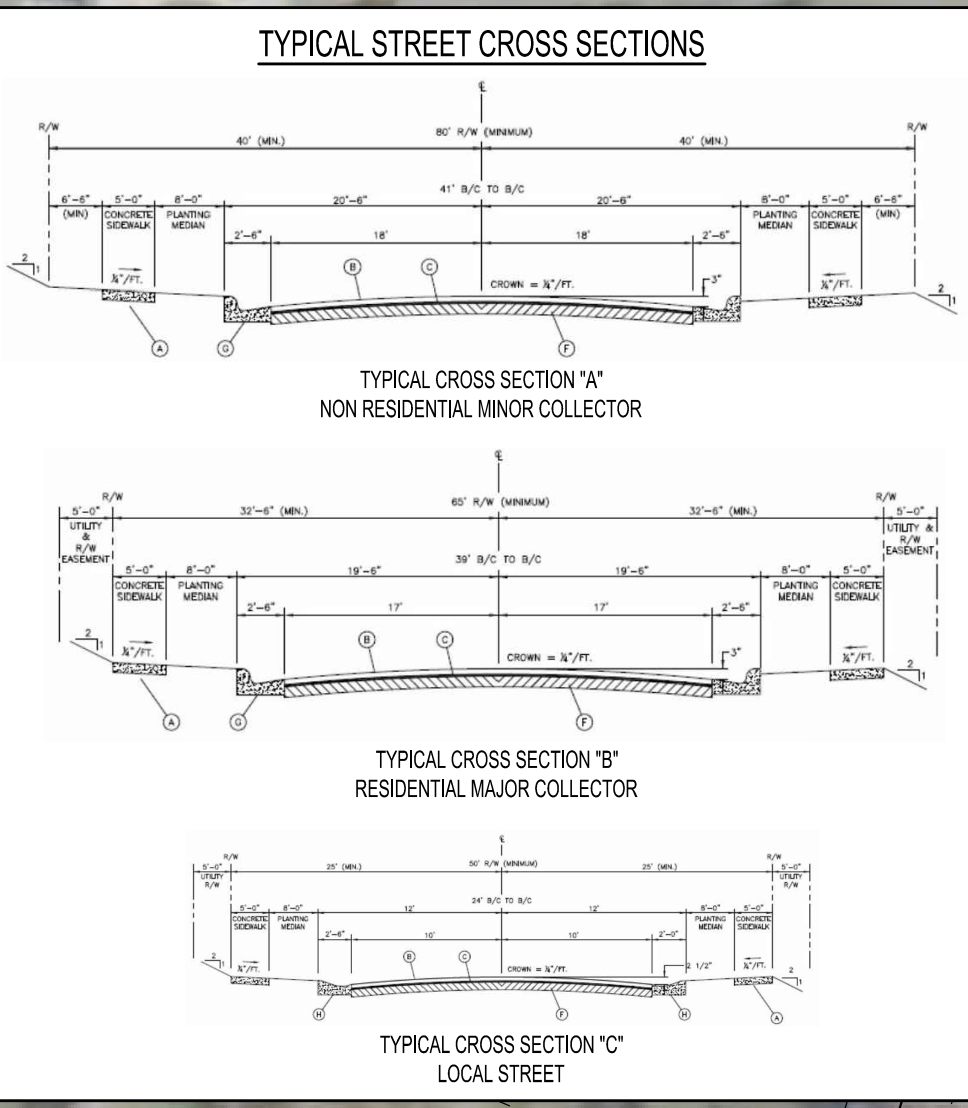
1. A PRELIMINARY FLOW ALLOCATION MUST BE OBTAINED AT TIME OF PRELIMINARY PLAT. CONSTRUCTION PLANS CANNOT BE SUBMITTED WITHOUT A PRELIMINARY FLOW APPROVAL.
2. THIS IS A SITE PLAN CONTROLLED DISTRICT. SOME DEVIATIONS FROM THE APPROVED PLAN ARE PERMITTED AND FOUND IN ARTICLE 3.2.9.H.
3. CITY SOLID WASTE SERVICE TO BE PROVIDED FOR EACH TOWNHOME LOT.
4. WATER AND SEWER SERVICE TO BE PROVIDED BY CITY OF CONCORD.
5. ELECTRIC SERVICE TO BE PROVIDED BY DUKE ENERGY.
6. OPEN SPACE AREA INCLUDES THE AMENITY AREA.
7. REAR PATIOS SHALL BE A MINIMUM OF 5' FROM THE REAR PROPERTY LINE.
8. TECHNICAL REVIEW OF TRANSPORTATION ELEMENTS TO OCCUR DURING PRELIMINARY PLAT AND SITE CONSTRUCTION PLAN REVIEW PERIOD. THESE REVIEWS COULD RESULT IN MINOR OR POSSIBLY SIGNIFICANT CHANGES TO THE LAYOUT WHERE IT IS FOUND THAT THIS CONCEPTUAL LAYOUT DOES NOT MEET TECHNICAL STANDARDS.
9. THE SECONDARY ACCESS CONNECTING THE PROPOSED DEVELOPMENT TO CONCORD PARKWAY SHALL BE CONSTRUCTED TO MEET CITY STANDARDS.
10. ALL CORNER LOTS SHALL MEET CORNER SIDE SETBACKS OF 20'.
11. TREE SAVE AREAS SHALL EQUAL A MINIMUM OF 2.93 ACRES, AND TREE SAVE AREAS SHALL MEET ALL MINIMUM REQUIREMENTS OF SECTION 11.9.
12. LIMITS OF DISTURBANCE SHALL BE DETERMINED ON SITE WITH CITY OF CONCORD ARBORIST OR HISHER DESIGNEE PRIOR TO ANY LAND DISTURBING ACTIVITIES.
13. THE EASEMENT FOR THE OFF-SITE SCM SHALL BE RECORDED PRIOR TO THE ISSUANCE OF ANY PERMITS.
14. OPEN SPACE AREAS SHALL BE PROGRAMMED WITH AT LEAST TWO (2) OR MORE OF THE FOLLOWING OPTIONS:
 - CLUBHOUSE WITH POOL
 - DOG PARK WITH SEATING AREAS
 - COMMUNITY GARDEN
 - PLAYGROUND WITH SEATING AREAS
15. COMPLIANCE WITH ALL MINIMUM REQUIREMENTS RELATIVE TO LANDSCAPING, STORMWATER, TRANSPORTATION, UTILITIES, FIRE PROTECTION, AND MINIMUM ENGINEERING CONSTRUCTION STANDARDS.
16. TECHNICAL SITE REVIEW AND APPROVAL PLAN SHALL BE REQUIRED.
17. THE SUBJECT PLAN IS NOT DESIGNED TO PRELIMINARY PLAT OR TECHNICAL SITE PLAN STANDARDS AND THEREFORE, ANY INTENDED OR PERCEIVED DEVIATION FROM TECHNICAL STANDARDS RESULTING FROM THE SOMEWHAT GENERAL NATURE OF THE PLAN SHALL NOT CONSTITUTE APPROVAL OR DEVIATE FROM, NOR NEGATE, TECHNICAL STANDARDS WITHIN THE CONCORD DEVELOPMENT ORDINANCE, TECHNICAL STANDARDS MANUAL, OR ANY OTHER REGULATORY DOCUMENT.

BUFFER NOTES:

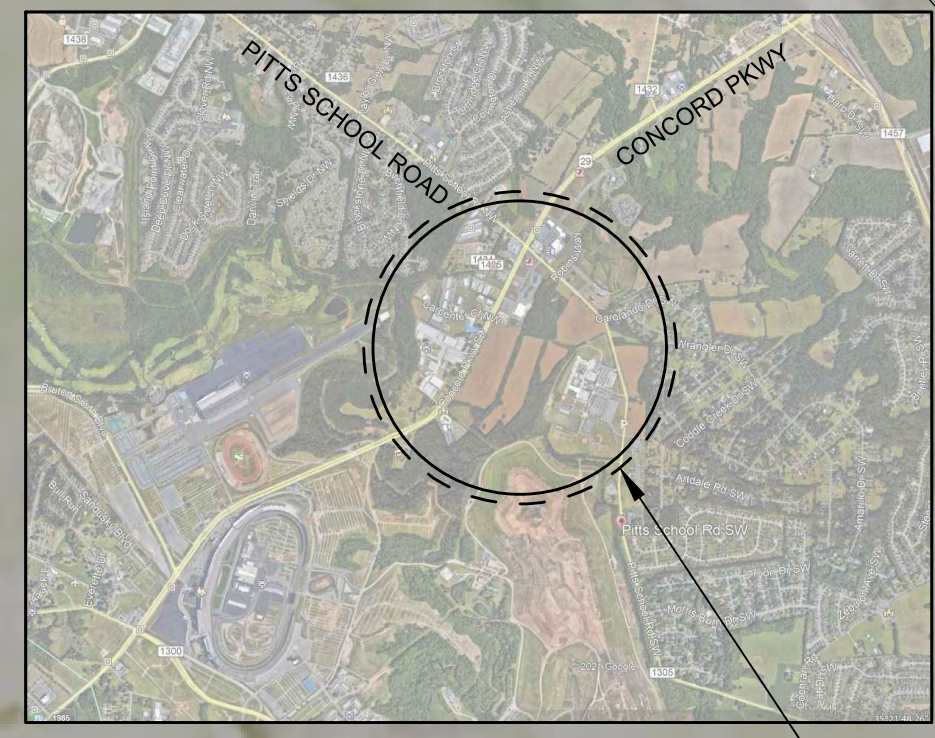
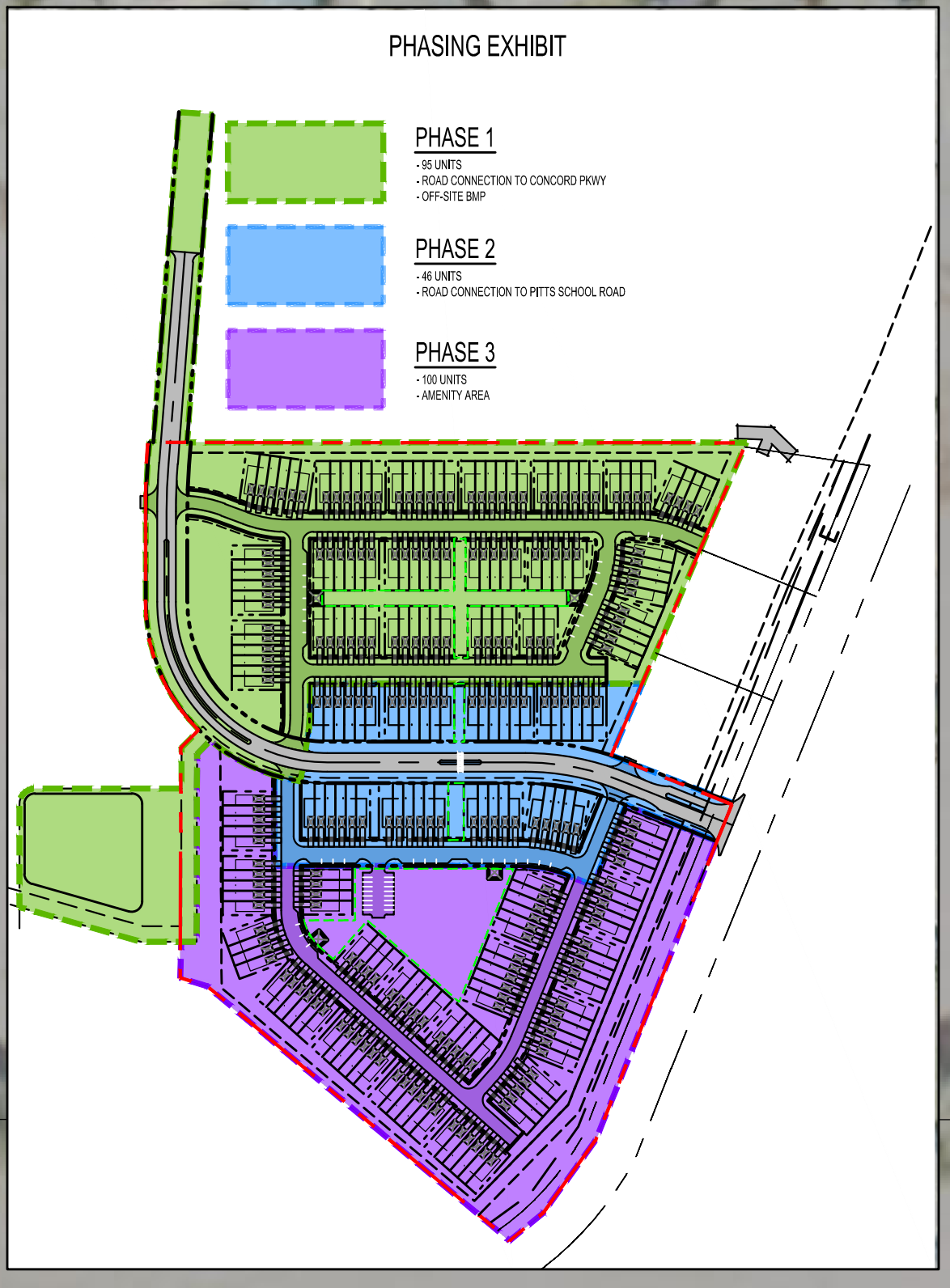
AREA 1: 85' WIDE TREE SAVE AREA

AREA 2: 80' WIDE TREE SAVE AREA, CONSISTS OF 30' GREENWAY EASEMENT AND 50' TYPE D BUFFER

AREA 3: 25' TYPE D BUFFER WITH 6' HEIGHT BERM. PLANT QUANTITY STANDARDS SHALL MEET TYPE D 25' WIDTH WITH BERM STANDARDS.



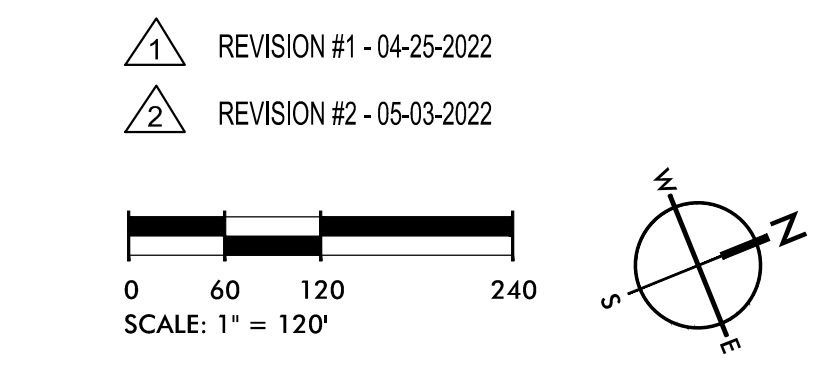
Zoning District	Min. Front Setback (Feet)	Min. Interior Side Setback (Feet)	Min. Rear Setback (Feet)
RC	24	7	5



VICINITY MAP SITE AREA

DEVELOPMENT SUMMARY	
Overall Site Acreage	29.302 Ac
Pitts Road ROW Dedication	0.944 Ac
Net Site Acreage	28.358 Ac
Current Zoning	I1 & C2
Proposed Zoning	RC-CD
# of Lots Proposed	241
Proposed Density	9.45 Per Ac
Impervious Area Requirement	<50%
Proposed Impervious Area	539,709 SF (43.69%)
Open Space Required	5.67 Ac (20% Required)
Open Space Provided	6.42 Ac (22.6% Provided)
Parking Spaces Required (1.5 space/unit)	362
Parking Spaces Provided (On Lots) (2 spaces/unit)	482
Parking Spaces Provided (Off-Street)	58
Parking Spaces Provided (Total)	540

OPEN SPACE CALCULATIONS		
	Required	Provided
Open Space (50%)	2.835 AC	
Amenity Space		1.35 AC
Trails, Greenways, and Sidewalks		0.57 AC
Buffers, Setbacks, and Easements		1.66 AC
Tree Preservation (50%)	2.835 AC	
Tree Preservation Area		2.31 AC
Mitigated Tree Preservation Area		0.53 AC
TOTALS	5.67 AC (20% Required)	6.42 AC (22.6% Provided)



CONDITIONAL DISTRICT MORRIS TRACT SITE PLAN

LANDEAVOR, LLC.
CONCORD, NORTH CAROLINA
CL11501 MEM 1 05.03.2022

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE. NO SURVEY AVAILABLE. GIS INFORMATION IS AS SHOWN.

NEIGHBORHOOD MEETING REPORT
Applicant: Landeavor Acquisitions, LLC
Rezoning Application No. Z(CD)-32-21

This Neighborhood Meeting Report is being filed with the City of Concord Planning Department pursuant to the provisions of the Concord Development Ordinance.

PERSONS AND ORGANIZATIONS CONTACTED WITH DATE AND EXPLANATION OF HOW CONTACTED:

A representative of the Applicant mailed a written notice of the date and time of the Neighborhood Meeting, and information on how to access the Neighborhood Meeting to the individuals and organizations set out on Exhibit A-1 attached hereto by depositing such notice in the U.S. mail on November 24, 2021. Copies of the written notices are attached hereto as Exhibit A-2.

DATE, TIME AND LOCATION OF MEETING:

The Neighborhood Meeting was held on Tuesday, December 7, 2021 at 6:30 PM. The Neighborhood Meeting was a virtual Neighborhood Meeting and was held by way of a Zoom Webinar.

PERSONS IN ATTENDANCE AT MEETING:

The Neighborhood Meeting was attended by those individuals identified on Exhibit B attached hereto. The Applicant's representatives at the Neighborhood Meeting were Ramon Garcia of the Applicant, Frances Yarbrough and Taylor Critcher of SeamonWhiteside and John Carmichael of Robinson Bradshaw & Hinson, P.A.

SUMMARY OF ISSUES DISCUSSED:

Applicant's representatives utilized a power point presentation during the Neighborhood Meeting, a copy of which is attached hereto as Exhibit C.

John Carmichael welcomed the attendees to the Neighborhood Meeting and introduced himself and the Applicant's representatives. John Carmichael stated that this is the official Neighborhood Meeting relating to this rezoning request. Landeavor Acquisitions, LLC is the Applicant. This is Rezoning Application No. Z(CD)-32-21.

Since there are only a few area residents logged into the meeting, we will keep this meeting somewhat informal. This is obviously a virtual meeting. We will go through our presentation and at the conclusion of the presentation, we will unmute your microphones and you can provide comments and ask questions. The appropriate team member will answer your question.

John Carmichael shared the current schedule of events. He stated that the public hearing before the Planning and Zoning Commission is currently scheduled for Tuesday, January 18, 2022 at 6 PM at City Hall located at 35 Cabarrus Avenue West. This is the earliest date that the public hearing could occur, and we think that the public hearing will likely be delayed until February 15, 2022.

John Carmichael shared a slide that depicts the site subject to this rezoning request. The site contains approximately 29.5 acres and is located on the south side of Pitts School Road, east of the intersection of Concord Parkway South and Pitts School Road. JM Robinson High School

abuts the site's eastern boundary line. John Carmichael shared an aerial photograph of the site. A retail development is located immediately to the west of the site.

John Carmichael stated that the site is currently zoned I-1 and C-2. The rear portion of the site is zoned I-1, which is a light industrial zoning district. The front portion of the site, closest to Pitts School Road, is zoned C-2, which is a general commercial zoning district. The parcels of land located to the north of the site across Pitts School Road from the site are zoned C-2 and RL, and the parcels of land located to the west of the site are zoned C-2.

John Carmichael stated that the Applicant is requesting that the site be rezoned from the I-1 and C-2 zoning districts to the RC-CD zoning district to accommodate the development of up to 246 single family attached dwelling units on the site. As we sit here today, if this rezoning request is approved, these dwelling units would not be completed until a couple of years from now. The Applicant's current plan is that these dwelling units would be for rent single family attached dwelling units. However, that is subject to change depending upon the market. Therefore, it is possible that these units could be for rent, for sale or a combination.

John Carmichael shared a slide that contains the future land use map from the 2030 Concord Land Use Plan. The site and the surrounding parcels are recommended to be a mixed-use activity center. John Carmichael shared the purpose statement of a mixed-use activity center and the applicable zoning districts for a mixed-use activity center. One of the applicable zoning districts is the RC zoning district. The Applicant is requesting the rezoning of this site to the RC-CD zoning district. Mixed-use activity centers contain a mixture of uses, and the uses would include a residential component. If this project were developed, it would provide a residential component in close proximity to existing and future commercial uses.

Ramon Garcia of the Applicant addressed the meeting and provided information on the Applicant, Landeavor. He stated that Landeavor is a land development firm, and most of what we do is develop large, master planned communities in the southeastern United States. Our headquarters is located in Tampa, and we have offices in Atlanta, Charlotte, Raleigh, and Texas. The company is about 15 years old and is owned by two partners. Over 10,000 lots have been developed by Landeavor or are in the pipeline for development.

Ramon Garcia reviewed several of Landeavor's projects. He discussed the River Club in Suwanee, Georgia, which is a gated golf community very close to Atlanta. It is a nice upscale community. We are developing Chatham Park in Pittsboro, North Carolina. This 7,000-acre development is being developed in multiple phases. Chatham Park will have 22,000 dwelling units. Ramon Garcia then discussed Oakland Park in Orlando, Florida. The final project that Ramon Garcia discussed is the Millbridge development in Waxhaw, North Carolina. Millbridge has been the best-selling community in North Carolina the last three years and it has won multiple national and local awards.

Our core business is developing large, master planned communities. We are now moving into the build-to-rent business, meaning that we not only develop land, but we are also building homes that we will rent. We will bring all of our core values to this business, which means that our for rent communities will have nice amenities and well done product. We feel that this product will provide rental opportunities for people who do not want to live in an apartment and people who want to downsize and rent. Ramon Garcia shared a slide that details the benefits of Landeavor's for rent communities. These include garages, yards, open space and amenities. The yards and the entire site would be maintained by Landeavor as the property manager. We intend to bring a nice development to Concord.

Taylor Critcher addressed the meeting. He stated that he is a land planner and a landscape architect with SeamonWhiteside, and he and his team have developed the site plan for this development. Taylor Critcher then shared the site plan. He stated that a street would go through the site and connect Pitts School Road to Concord Parkway South through the adjacent retail development. As result, the development would have good vehicular connectivity and circulation.

He stated that the area on the top right hand side of the site plan would be developed for commercial uses in the future. These commercial uses have not really been planned out, but they would be a part of the activity center.

John Carmichael asked Taylor if the commercial parcels were already zoned for commercial uses, and Taylor Critcher confirmed that the parcels were currently zoned for commercial uses. The commercial parcels are not part of the rezoning request.

Taylor Critcher stated that townhomes would be located to the south of the commercial parcels, across Pitts School Road from existing townhomes. This site plan has a sense of place and community. You would enter the internal collector street from Pitts School Road. The internal collector street bisects the site into northern and southern portions. The orange townhome units would be rear loaded townhome units, and the yellow townhome units would be front loaded townhome units. The rear loaded townhome units would create a nice streetscape on the internal collector street. The dark green areas are open space areas and open space corridors. The large open space area on the southern portion of the site would be an amenity area.

Taylor Critcher then reviewed the proposed 80 foot right of way section. This is the street located furthest to the west on the site as you go into the existing retail center to the north of this site. There would be some median elements, a berm, sidewalks and planting strips. \

The Community Meeting was then devoted to a question, answer and comment session. Set out below is a summary of the responses to the questions as well as the comments and concerns that were expressed at the meeting.

- An attendee stated that her home is located across Pitts School Road from the site. She stated that one of her main concerns is traffic. She asked if Pitts School Road would remain a two lane road and if there would be turn lanes on Pitts School Road into the site and a traffic signal. She stated that traffic is awful on Pitts School Road and there are traffic accidents on Pitts School Road. She stated that aesthetics is the least of our problems. Traffic is the big problem.

In response, Ramon Garcia stated that at this point he is not sure what will be the scope of the traffic improvements. He stated that Landeavor is currently having a traffic study prepared and they will work with NCDOT and the City on required transportation improvements to mitigate the development's traffic impacts.

- The same attendee stated that they are putting up 29 new homes behind her development and there is already a traffic issue. She is very concerned about traffic.

- An attendee asked what the rent would be for the townhome units, and Ramon Garcia stated that the rent is projected to be approximately \$2,000 a month. However, this is only a projection at this time because these townhome units would not be ready for occupancy until 2024.

- An attendee stated that she is concerned with overcrowding in this area. She does not see people looking to downsize next to a high school.
- An attendee stated that he believes that the adjacent high school is overcrowded.
- An attendee stated that a new middle school is being built around the corner, and the middle school will increase traffic in the area and on a road with only two lanes and no turn lanes. She stated that the quality of life in this area will suffer due to traffic.
- An attendee who lives across Pitts School Road from the site stated that he lives next to a new development and they took some of his land for a new road and it is dangerous. He stated that traffic in the area is almost suffocating. He stated that his property is over one acre in size, and that is why he bought it. He wanted some space. He stated that he is more concerned with the commercial development in the orange area. He stated that open space on the site is minimal, so you will have children playing in the street. He stated that this would be a dense development.

In response, Mr. Garcia stated that the amenity area is about 1.7 acres in size. We usually have a pool and restrooms in the amenity area. We make it very nice. John Carmichael stated that the site plan provides that the amenity area contains one acre.

- An attendee asked if the traffic study considers the new retail space on the opposite side of Pitts School Road, and Ramon Garcia stated yes. However, that retail space would not be developed with our development. That would be developed later.

- Ramon Garcia asked if the attendees noticed the proposed collector road on the site that would go north and connect to Highway 29. An attendee said that is the Walmart Road, and Ramon Garcia stated that the internal collector road would connect to the Walmart Road. The Walmart Road would be improved in connection with this development.

- Attendees reiterated their concerns about traffic and auto accidents on Pitts School Road. They also stated that the school traffic is an issue.

- An attendee stated that the adjacent high school is overcrowded and asked if there are any plans to enlarge the adjacent high school. John Carmichael stated that he is not aware of any expansion plans. This attendee stated that developers should work with the community on school overcrowding issues and quality of life issues.

- In response to a question, Ramon Garcia stated that all of the dwelling units would be townhome dwelling units. They could be for rent townhome dwelling units. Ramon Garcia stated that this development would be required to meet all of the City's requirements.

- In response to a question, Ramon Garcia stated that the units would be approximately 1,800 square feet in size on average. Some units would be larger than 1,800 square feet, and some units would be smaller than 1,800 square feet. Each townhome unit would have a garage.

Taylor Critcher pointed out the location of the on-street parking on the site and the guest parking.

- An attendee stated that tractor trailers park on the streets located in the large development located across Pitts School Road from the site.

- An attendee stated that the developer should come to his house and see the traffic in the area. Cars travel at 45 to 50 mile per hour. This attendee stated that the reason why he and others bought their homes in this area is because we like a little bit of land and open space around us. Our open space is getting developed and we are getting cramped.

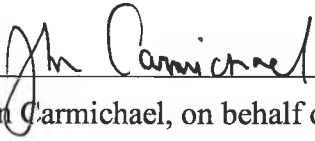
- An attendee stated that it sounds great, and it looks good on paper, but it's not going to work, I'm just saying. This attendee stated that she feels like they have been hit with both barrels because we have development behind us and this project is in front of us.
- An attendee stated that he lost 13,000 square feet of his own property because they widened the road beside his home and removed trees. This attendee stated that it tends to hurt a neighborhood if there is too much development.
- An attendee stated that we have plenty of storage units in the area. This attendee stated that we are not trying to be argumentative, but we feel there is too much development in the area.
- John Carmichael stated that he understands.
- An attendee stated that he moved here from New York and another attendee moved here from California, so we understand development, and the new development in the area is cramping our style. This attendee stated that he is irritated that they took his buffer for the new road. It makes it difficult for his grandkids to play in his yard.
- An attendee asked if this development would have an 85% occupancy rate, and Taylor Critcher said that hopefully it would.
- An attendee stated that you know our concerns, and I guess we'll wait for the planning meeting to get the traffic report. John Carmichael stated that we can follow up with you when we get the completed traffic study. John Carmichael stated that he has the attendees email addresses and that the attendees have his contact information as well.
- An attendee stated that he has a friend who is a policeman in Concord and he has asked him why the police cannot keep an eye on Pitts School Road because people speed on Pitts School Road. It is a real safety issue. Another attendee stated that there is a blind curve on Pitts School Road that is an issue as well.
- An attendee stated that if you cut down the trees on your site we will be able to hear the noise from the speedway.
- An attendee stated that the developer has a lot to consider. There is a lot going on in this area and your renters or buyers should be aware of it. The big things to consider are the noise from the speedway and the traffic.
- An attendee stated that she did not think that townhomes are the right use for this site because of the traffic they will add to the area.
- An attendee stated that aesthetics are a big deal. If the site is developed, you will take out the trees that give us some kind of a buffer and it would not be good for the climate. Removing the trees would also diminish the sound buffer to the speedway. Another attendee stated that the trees on the site also help with the odors from the landfill.
- An attendee reiterated his concerns regarding traffic.
- An attendee asked if they could see the traffic report before the Board Meeting, and John Carmichael responded yes.

John Carmichael thanked everyone for attending the meeting, and he stated that if anyone has any further questions, please feel free to contact him. The meeting was then adjourned.

CHANGES MADE TO THE APPLICATION AS A RESULT OF THE NEIGHBORHOOD MEETING AS OF THE DATE HEREOF:

No changes have been made to the Rezoning Plan or to the Rezoning Application as of the date of this Neighborhood Meeting Report solely as a result of the Neighborhood Meeting.

Respectfully submitted, this 11th day of April, 2022.



John Carmichael, on behalf of Landeavor Acquisitions, LLC, Applicant

Exhibit A-1

AcctName1	AcctName2	MailAddr1	MailCity	MailState	MailZipCod
A B & T PROPERTIES	C/O HAROLD BLACKWELDER	9700 REEDY LN	HARRISBURG	NC	28075
ALEXATOS LLC		PO BOX 465	CORNELIUS	NC	28031
ALLEN DA'LES		3682 ALDEBURGH RD SW	CONCORD	NC	28027
BELICIC CONNOR		1 S MARKET ST APT 2006	SAN JOSE	CA	95113
ALLIED WASTE AMERICA INC		PO BOX 29246	PHOENIX	AZ	85038
CABARRUS COUNTY		PO BOX 707	CONCORD	NC	28026
CAROSA KATHLEEN ELIZABETH		3684 ALDEBURGH RD SW	CONCORD	NC	28027
COVINGTON HOMEOWNERS ASSOC I		PO BOX 37109	CHARLOTTE	NC	28237
CROSBY MARSDEN T	CROSBY JOYCE R	4816 CAROLANDO DR SW	CONCORD	NC	28027
CULP NICHOLAS A		3722 ALDEBURGH RD SW	CONCORD	NC	28027
FELLOWSHIP FOR INTL REVIVAL &	EVANGELISM INC	P O BOX 5108	CONCORD	NC	28027
FIFE JON M	FIFE KIMBERLY L	4815 CAROLANDO DR	CONCORD	NC	28027
FV PROPERTIES LLC		468 NC 24-87	CAMERON	NC	28326
GOLDSBORO-SOUTHSTAR HOLDINGS		101 S KING DR STE 200 FL 2	CHARLOTTE	NC	28204
HALPRIN STEVEN B TRUSTEE		1316 PENNINGTON PL NW	CONCORD	NC	28027
HANNAH MEADOWS LLC		2208 DUXBAK LN	WAXHAW	NC	28173
JACK'S HEAVY CONCORD LLC	MEGAWASH CONCORD LLC	2918 MARTINSVILLE RD STE A	GREENSBORO	NC	27408
JOHNSON MICHAEL TYONE	WILSON ANTHONY	3690 ALDEBURGH RD SW	CONCORD	NC	28027
KAMAVARAM SUNIL	KAMAVARAM SOWJANYA	3686 ALDEBURGH RD SW	CONCORD	NC	28027
LINEBERGER RATOI	LINEBERGER LASHEMI	3710 ALDEBURGH RD SW	CONCORD	NC	28027
MEEHAN DOUGLAS J	MEEHAN YIXUE	9925 VIOLET CANNON DR	CONCORD	NC	28027
MINI STORAGE DEPOT ON CONCORD PKWY LLC		3900 EDISON LAKES PKWY	MISHAWAKA	IN	46545
MORRIS ROBERT F		172 PITTS SCHOOL RD SW	CONCORD	NC	28027
PALUKURI RAMA M	PALUKURI RADHIKA	5511 ALLISON LN	CHARLOTTE	NC	28277
SAVANNAH COMMONS HMOWNERS ASSC		1201 STALLINGS RD	MATTHEWS	NC	28104
SETTLERS LANDING CONSTRUCTION LLC		280 BRIDGEWATER LN	MOORESVILLE	NC	28117
SETTLERS' LANDING PROFESSIONAL	BUILDING LLC	573 N MAIN ST	DAVIDSON	NC	28036
SETTLERS LANDING TOWNHOME ASSOC		PO BOX 11906	CHARLOTTE	NC	28220
SOLOMON JOHN T CO TRUSTEE	SOLOMON JEANINE L CO-TRUSTEE	14333 SPRING VISTA DR	CHINO	CA	91709
VEMURI SRINIVAS	VEMURI PURNIMA	9152 KENSINGTON FOREST DR	HARRISBURG	NC	28075
WAL-MART REAL ESTATE	ATTN 0555 STORE 6586-00	PO BOX 8050	BENTONVILLE	AR	72716
LINDA JORDAN	CAROLANDO PRESIDENT	4252 GLEN HAVEN DR SW	CONCORD	NC	28027
DIANE SMALL	COVINGTON PRESIDENT	4968 HATHWYCK CT NW	CONCORD	NC	28027

Exhibit A-2

A B & T Properties
c/o Harold Blackwelder
9700 Reedy Ln.
Harrisburg, NC 28075

November 24, 2021

Re: Application for Zoning Map Amendment Filed by Landeavor Acquisitions, LLC for Property Located on the South Side of Pitts School Road Southwest Between Concord Parkway South and Carolando Drive (100 Pitts School Road Southwest and 172 Pitts School Road Southwest)

Dear Mr. Blackwelder,

We represent Landeavor Acquisitions, LLC (the "Applicant"). The Applicant has submitted to the City of Concord an Application for Zoning Map Amendment for an approximately 29.5 acre site located on the south side of Pitts School Road Southwest between Concord Parkway South and Carolando Drive in the City of Concord (100 Pitts School Road Southwest and 172 Pitts School Road Southwest). The site is comprised of a portion of PIN No. 5509317753 owned by The Morris Family Limited Partnership and PIN No. 5509421822 owned by Robert F. Morris.

The site is currently zoned I-1 and C-2 and the Applicant is requesting the rezoning of the site to the RC-CD zoning district.

The Applicant is requesting the rezoning of the site to accommodate the development of a residential community on the site that would contain a maximum of 246 single family attached dwelling units.

I have included a map showing the subject property and a draft site plan indicating the proposed layout.

The purposes of this letter are to provide you with information on this application and to request your presence at an informational neighborhood meeting hosted by the Applicant via **ZOOM on Tuesday, December 7, 2021 at 6:30 PM**. Information on how to access the ZOOM meeting is provided below:

You are invited to a Zoom webinar.

When: Dec 7, 2021 06:30 PM Eastern Time (US and Canada)

Topic: Request to Rezone on the South Side of Pitts School Road SW, Concord, NC

Please click the link below to join the webinar:

<https://robinsonbradshaw.zoom.us/j/93905078953?pwd=RTY3Nmo4WGJPdm9jOGtSWjBDRzRoUT09>

Passcode: 753078

Or One tap mobile :

US: +16465588656,,93905078953# or +13126266799,,93905078953#

Or Telephone:

Dial (for higher quality, dial a number based on your current location):

US: +1 646 558 8656 or +1 312 626 6799

Alternatively, you may send an email to communitymeeting@robinsonbradshaw.com and request that the link to the informational neighborhood meeting be emailed to you.

The anticipated and tentatively scheduled date of the public hearing on this application before the Concord Planning & Zoning Commission is as follows:

- Concord Planning & Zoning Commission: January 18, 2022.

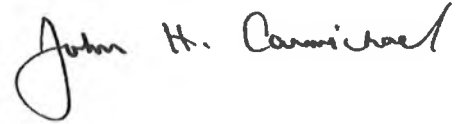
This is the earliest date that the public hearing could occur and it is possible that the public hearing could be delayed.

If you have any questions about this application, please contact John Carmichael (jcarmichael@robinsonbradshaw.com; 704-377-8341). We look forward to addressing any questions you may have regarding this matter.

A B & T Properties
c/o Harold Blackwelder
November 24, 2021
Page 3

Sincerely,

ROBINSON, BRADSHAW & HINSON, P.A.

A handwritten signature in black ink that reads "John H. Carmichael". The signature is written in a cursive style with a large, looped initial "J".

John H. Carmichael

DRAFT

NOTES:
 SECTION A: INSTALL BERM AT A HEIGHT OF 3' ABOVE CENTERLINE OF ROADWAY ELEVATION. THE MEDIAN PLANTINGS AND STREET TREES WITHIN 80' ROW TO BE MAINTAINED BY HOA. PLANT QUANTITY STANDARDS SHOULD MEET TYPE D 25' WIDTH WITH BERM STANDARDS.
 SECTION B: 25' TYPE D BUFFER WITH 3' HEIGHT BERM. PLANT QUANTITY STANDARDS SHOULD MEET TYPE D 25' WIDTH WITH BERM STANDARDS.
 SECTION C: 25' TYPE D BUFFER WITH 3' HEIGHT BERM. PLANT QUANTITY STANDARDS SHOULD MEET TYPE D 25' WIDTH WITH BERM STANDARDS.

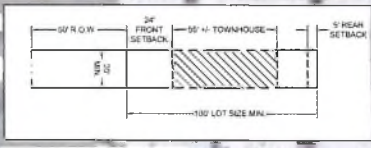


VICINITY MAP SITE AREA

Townhouse Site Data	
Site Acreage	+/- 29.5 Ac.
Current Zoning	I.1 & C2
Proposed Zoning	RC-CD
# of Lots Proposed	246
Proposed Density Units per Ac.	8.34 Per Ac.
Minimum Lot Size	20' x 100'
Open Space Required	+/- 5.8 Ac.
Open Space Provided	+/- 7 Ac.
Parking Spaces Required (1.5 space/unit)	369
Parking Spaces Provided (On Lots) (2 spaces/unit)	492
Parking Spaces Provided (Off-Street)	40
Parking Spaces Provided (Total)	532

Zoning District	Min. Front Setback (Feet)	Min. Interior Side Setback (Feet)	Min. Rear Setback (Feet)
RC	24	7	5

NOTE:
 City solid waste service to be provided for each townhome lot.
 Water and sewer service to be provided by City of Concord.
 Electric service to be provided by Duke Energy.



* NOTE: OPEN SPACE AREA INCLUDES THE AMENITY AREA
 50% OF OPEN SPACE TO BE TREE SAVE AREA



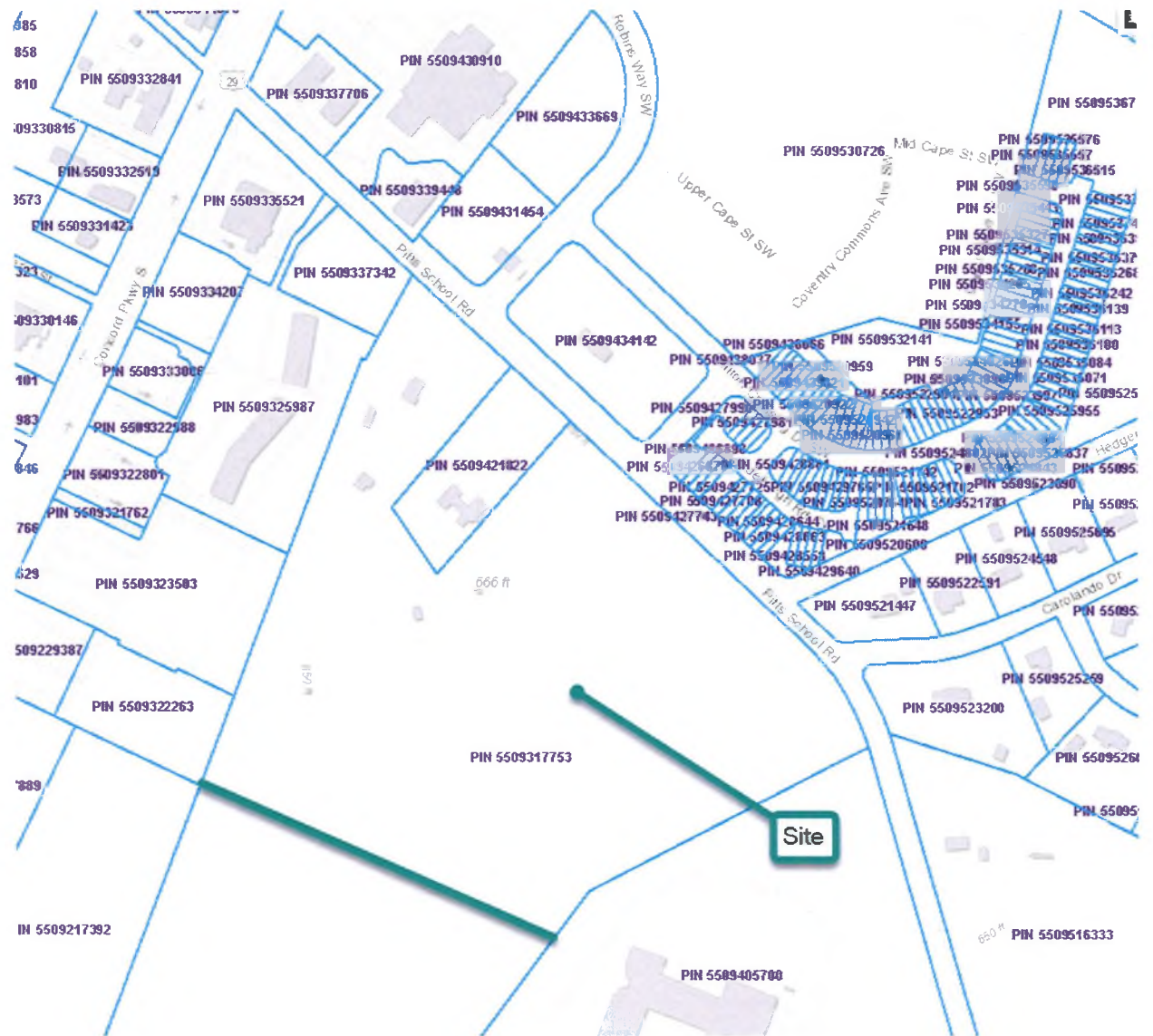
DRAFT



CONDITIONAL DISTRICT MORRIS TRACT SITE PLAN

DRAFT

SEAMON WHITESIDE, LLC.
 NORTH CAROLINA
 MAY 11, 2021



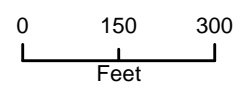
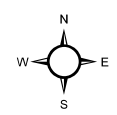
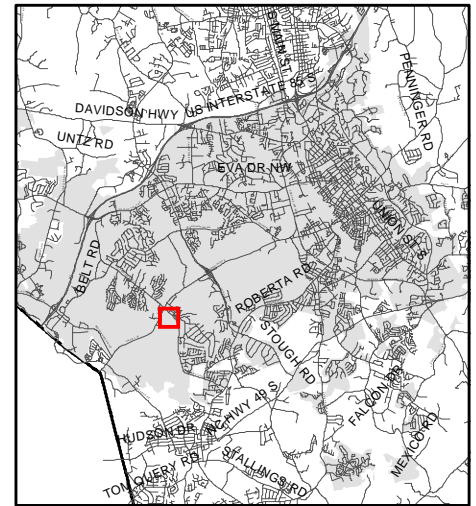
Site

- PIN 5509332841
- PIN 5509337706
- PIN 5509430910
- PIN 5509433669
- PIN 5509332510
- PIN 5509335521
- PIN 5509339448
- PIN 5509431454
- PIN 5509334207
- PIN 5509337342
- PIN 5509434142
- PIN 550933006
- PIN 5509325987
- PIN 5509421822
- PIN 5509322801
- PIN 5509322801
- PIN 5509321762
- PIN 5509323503
- 509229387
- PIN 550932263
- PIN 5509317753
- IN 5509217392
- PIN 5509330815
- PIN 5509331423
- 09330146
- 101
- 983
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- PIN 5509521703
- PIN 5509525095
- PIN 5509520600
- PIN 550952448
- PIN 5509522391
- PIN 5509521447
- PIN 5509523200
- PIN 5509525289
- PIN 55095261
- PIN 55095261
- PIN 5509516333
- PIN 5509405700

**Z(CD)-32-21
AERIAL**

**Rezoning application from
I-1 (Light Industrial) and
C-2 (General Commercial) to
RC-CD (Residential Compact
Conditional District)**

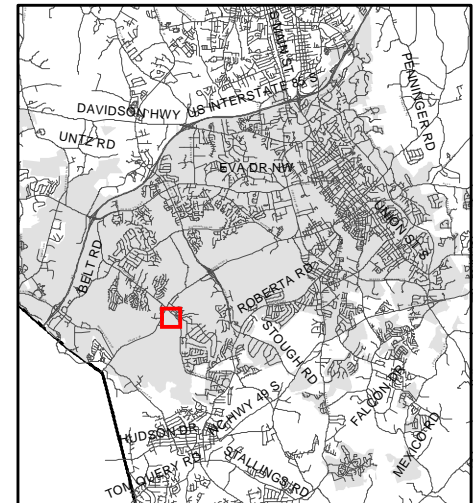
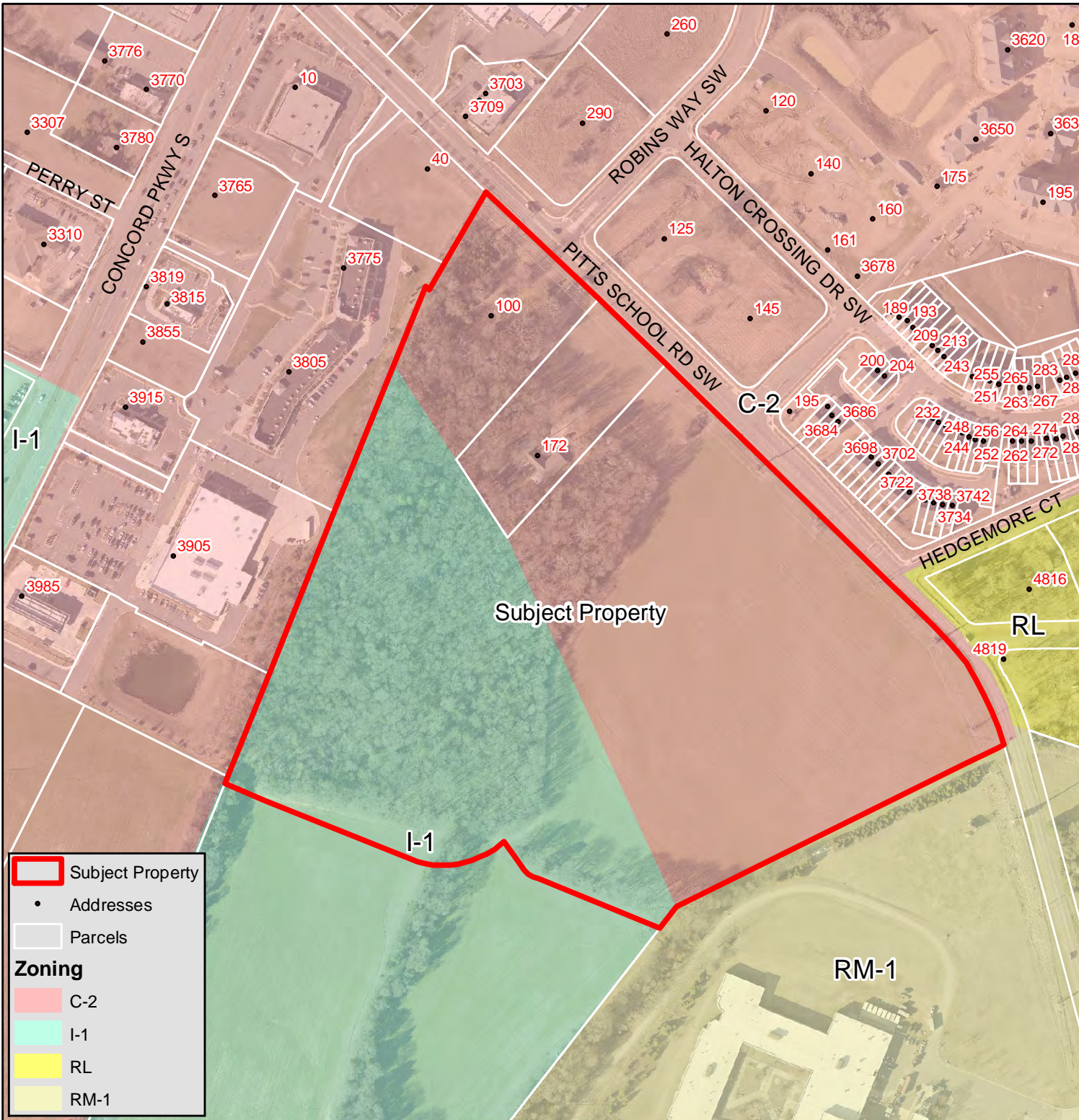
100 Pitts School Rd SW
PIN's: 5509-42-1822 and p/o 5509-31-7753



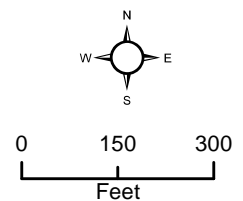
Z(CD)-32-21 ZONING

Rezoning application from
I-1 (Light Industrial) and
C-2 (General Commercial) to
RC-CD (Residential Compact
Conditional District)

100 Pitts School Rd SW
PIN's: 5509-42-1822 and p/o 5509-31-7753



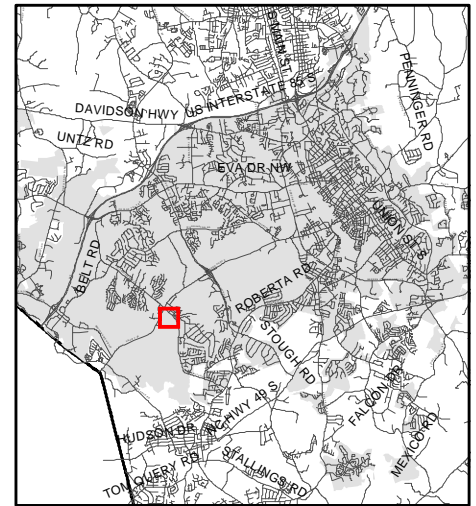
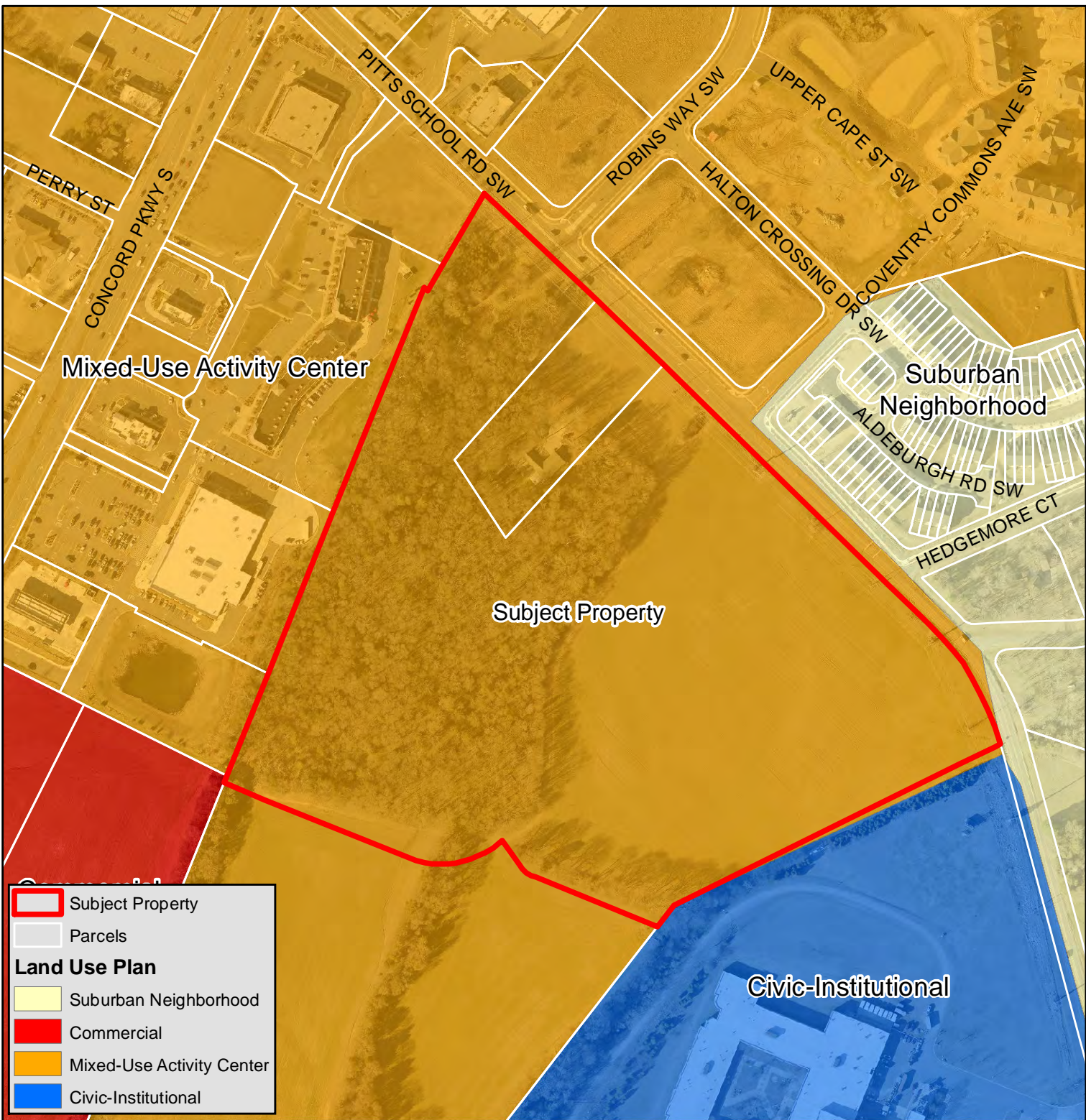
	Subject Property
	Addresses
	Parcels
Zoning	
	C-2
	I-1
	RL
	RM-1



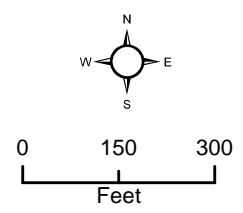
**Z(CD)-32-21
LAND USE PLAN**

**Rezoning application from
I-1 (Light Industrial) and
C-2 (General Commercial) to
RC-CD (Residential Compact
Conditional District)**

100 Pitts School Rd SW
PIN's: 5509-42-1822 and p/o 5509-31-7753



	Subject Property
	Parcels
Land Use Plan	
	Suburban Neighborhood
	Commercial
	Mixed-Use Activity Center
	Civic-Institutional





DATE: May 17th, 2022

REZONING CASE #: Z-04-22

ACCELA CN-RZZ-2022-00002

DESCRIPTION: Zoning Map Amendment from RC (Residential Compact) & RM-1 (Residential Medium Density) to O-I (Office Institutional)

APPLICANT/OWNER: Cabarrus County (Kyle Bilafer, Area Manager of Operations)

LOCATION: 325 Corban Ave SE and 2 unaddressed parcels on the northeast corner of Corban Ave. SE.

PIN#s: 5630-38-4280, 5630-38-0094 & 5630-38-0079

AREA: +/- 0.98 acres

ZONING: RC (Residential Compact) & RM-1 (Residential Medium Density)

PREPARED BY: George Daniels, Senior Planner

BACKGROUND

The subject property includes a parcel located at 325 Corban Ave SE, and 2 unaddressed parcels on the northeast corner of Corban Ave. SE. The three (3) parcels and encompasses a total of +/- 0.98 acres. The properties are part of the existing Concord Senior Center and Coltrane Life Center campus. Cabarrus County, the property owner, is petitioning to rezone the subject properties from RC (Residential Compact) & RM-1 (Residential Medium Density) to O-I (Office Institutional) in order to have the Senior Center and Coltrane Life Center under the same zoning designation so future improvements may take place.

HISTORY

Both parcels were annexed into the City prior to 1968. The parcel along Corban Ave SE (5630-38-4280), currently zoned RC, was purchased by Cabarrus County in August of 2017. Before acquisition the County leased this property and used the parcel for a parking area. There is currently a parking lot with a gravel surface on this parcel.

The two additional parcels on the corner of Lenmore Dr SE and Corban Ave SE (5630-38-0094 & 5630-38-0079), currently zoned RM-1, were acquired in January 1999. There is an entrance driveway to the Coltrane Life Center on one of the Lenmore Dr SE parcels, and the other is vacant.

SUMMARY OF REQUEST

The County wishes to have the same O-I (Office Institutional) zoning for the entire Senior Center and Coltrane Life Center campus. There is a plan to construct a permanent paved parking lot in place of the existing gravel lot on the parcel fronting Corban Ave SE. There is currently a site plan submitted for technical review for this parking area, which is an expansion of the existing paved lot. The proposal would create uniform zoning across the entirety of the property owned by Cabarrus County. If the rezoning is approved all uses permitted within the O-I (Office Institutional) zoning classification would be permitted by right.

Properties surrounding the subject parcel are zoned and developed with a variety of zoning districts and uses. The property is surrounded by property zoned O-I (Office Institutional) and is the site of the Concord Senior Center and Coltrane Life Center. To the south there is an undeveloped parcel that is split zoned between B-1 (Neighborhood Commercial/Office District) and RM-1 (Residential Medium Density) zoning. To the West there is C-2 (General Commercial) zoning and the site of a credit union building. There is also a B-1-CU (Neighborhood Commercial/Office District Conditional Use) zoning district to the north of the two properties on Lenmore Dr SE (Neighborhood Commercial/Office district – Conditional Use) which was a single-family home structure converted into a hair salon/beauty shop.

Existing Zoning and Land Uses (Subject Parcel)					
Current Zoning of Subject Property	Zoning Within 500 Feet		Land Uses(s) of Subject Property	Land Uses within 500 Feet	
Concord RM-2 (Residential Medium Density)	North	O-I, RC, B-1-CU	2 Single Family Detached Houses	North	Civic Institutional, Single-Family Detached Residential, Commercial
	South	B-1, RM-1		South	Vacant
	East	O-I, RC		East	Civic Institutional, Single-Family Detached Residential
	West	C-2, RC		West	Commercial, Public Park

COMPLIANCE WITH 2030 LAND USE PLAN

The 2030 Land Use Plan (LUP) designates the subject properties as “Urban Neighborhood” and “Suburban Neighborhood” both of which have O-I (Office Institutional) listed as a corresponding zoning classification to the Land Use Category.

Suburban Neighborhoods Land Use Category Details:

The Suburban Neighborhood (SN) Future Land Use category includes single-family areas that are formed as subdivisions or communities, with a relatively uniform housing type and density throughout. They may support a variety of single-family detached residential types, from low-density single-family homes to denser formats of smaller single-family homes. In areas designated Suburban Neighborhood, homes are typically oriented interior to the neighborhood and are typically buffered from surrounding development by transitional uses or landscaped areas. Single-family attached dwellings are an option for infill development within the suburban neighborhood future land use category. These neighborhoods are often found in close proximity to suburban commercial, office, and industrial centers, and help provide the consumers and employment base needed to support these centers. Lots at intersections of collector and arterial streets within or at

the edges of suburban neighborhoods may support small-scale, neighborhood serving, pedestrian-oriented commercial or service uses such as coffee shops, cafes, beauty salons and light retail. Pedestrian oriented uses exclude uses with drive-in, drive-through or automobile related services.

Urban Neighborhoods Land Use Category Details

The Urban Neighborhood (UN) Future Land Use category includes a mix of moderate- to high-density housing options. These neighborhoods are relatively compact, and may contain one or more of the following housing types: small lot, single family detached, townhomes, condominiums, or apartments. The design and scale of development in an urban neighborhood encourages active living with a complete a comprehensive network of walkable streets. Cul-de-sacs are restricted to areas where topography, environment, or existing development makes other connections prohibitive. Lots at intersections of collector and arterial streets within or at the edges of urban neighborhoods may support neighborhood- and community-serving, pedestrian-oriented commercial or service uses such as coffee shops, cafes, beauty salons and light retail. Drive-through uses may be appropriate if designed and located so they access side streets and do not compromise pedestrian safety. Non-residential and multi-family uses are typically developed with minimal street setbacks in the urban neighborhood future land use category.

Applicable LUP Guidance:

Goal 1: Maintain a sustainable balance of residential, commercial and industrial land uses.

Objective 1.7: Encourage the development of public and private entertainment and recreational facilities to meet the needs of Concord's residents and visitors.

Goal 3: Retain Concord's small town atmosphere and continually enhance the quality of life as the City grows.

Objective 3.4:

Enhance Concord's quality of life through efforts to support neighborhood vitality, which may include a combination of complete street improvements, improved access to parks and recreation facilities and community centers, improved transit access, housing rehabilitation efforts, active code/property maintenance enforcement, greenway or greenbelt improvements, and/or improved neighborhood services and amenities.

Objective 3.6: Continue efforts to revitalize and promote downtown Concord as the cultural and historical center of the City, as an employment and governmental center, and as an attractive shopping and dining destination.

SUGGESTED STATEMENT OF CONSISTENCY

- The subject properties are approximately +/- 0.98 acres and are zoned RC (Residential Compact) & RM-1 (Residential Medium Density)
- The subject properties were annexed prior to 1968 and are vacant or contain a driveway and parking areas.
- The proposed zoning is consistent with the 2030 Land Use Plan (LUP) as O-I (Office Institutional) is a corresponding zoning classification to both the "Urban Neighborhood"

and “Suburban Neighborhood” land use categories. Further, the rezoning would allow a unified zoning district across properties owned by Cabarrus County. The 2030 Land Use Plan Objective 1.7 recommends that the City “Encourage the development of public and private entertainment and recreational facilities to meet the needs of Concord’s residents and visitors.” Land Use Plan Objective 3.6: Continue efforts to revitalize and promote downtown Concord as the cultural and historical center of the City, as an employment and governmental center, and as an attractive shopping and dining destination. The properties are located in close proximity to downtown, where many government facilities are located. The proposed rezoning would allow Cabarrus County to expand their operations under a unified zoning designation and further the Land Use Plan guidance relative to the expansion of government facilities and public recreational opportunities.

- The zoning amendment is reasonable and in the public interest as it would permit an expansion of the existing Office Institutional use on the larger property to the north/northeast. The request would also permit an extension of the O-I zoned property adjacent to the subject parcels, which is also owned by Cabarrus County. The subject properties are surrounded by O-I (Office Institutional), B-1 (Neighborhood Commercial/Office District), B-1-CU (Neighborhood Commercial/Office District Conditional Use) and C-2 (General Commercial) zoning districts. The proposed zoning amendment would be compatible with those zoning districts and allow uses similar to what is permitted on adjacent sites. Any development on the subject site would be required to meet CDO standards.

SUGGESTED RECOMMENDATION AND CONDITIONS

The staff finds the zoning map amendment consistent 2030 Land Use Plan, and has no objections to the petition.

PROCEDURAL CONSIDERATIONS

This particular case is a rezoning, which under the CDO, is “legislative” in nature. Legislative hearings DO NOT require the swearing or affirming of witnesses prior to testimony at the public hearing. As the request is not a “Conditional District” no conditions may be applied.



Kyle Bilafer (Cabarrus County Area Manager of Operations), 65 Church St S Concord, NC
28025, 704.920.3206, kdbilafer@cabarruscounty.us

Owner Name, Address, Telephone Number: Cabarrus County, 65 Church St S Concord,
NC 28025, 704.920.2100

Project Location/Address: 325 Corban Ave SE

P.I.N.: 5630-38-4280, 5630-38-0094 & 5630-38-0079

Area of Subject Property (acres or square feet): 0.98 ac (42,688.80 Sq. Ft.)

Lot Width: +/- 200' Lot Depth: +/- 223'

Current Zoning Classification: Residential Compact (RC) & Residential Medium Density (RM-1)

Proposed Zoning Classification: Office & Institutional (O-I)

Existing Land Use: Institutional (Senior Center & Coltrane Life Center)

Future Land Use Designation: Suburban Neighborhood

Surrounding Land Use: North Residential South Residential & Vacant

East Residential West Commercial & Residential

Reason for request: The purpose of this request is to place the Cabarrus County owned properties related
to the Senior Center and Coltrane Life Center under the same designation so that improvements may take place.

Has a pre-application meeting been held with a staff member? _____

Staff member signature:  _____

Date: 3/14/22

Certification

I hereby acknowledge and say that the information contained herein and herewith is true, and that this application shall not be scheduled for official consideration until all of the required contents are submitted in proper form to the City of Concord Development Services Department.

Date: March 11, 2022

Applicant Signature: 

Property Owner or Agent of the Property Owner Signature:


**Cabarrus County
Planning**

Memo

To: City of Concord Planning Staff

From: Susie Morris, AICP, Planning and Zoning Manager

cc: File

Date: March 11, 2022

Re: Neighborhood Meeting

Cabarrus County Staff held a neighborhood meeting on Wednesday, March 9, 2022, at the Cabarrus County Senior Center from 4:30 p.m. to 6:00 p.m. for property owners adjacent to the Senior Center/Coltrane Life Center property and for the neighborhood representatives identified by City Staff. The meeting was a drop-in style meeting to allow interested parties to ask questions about the proposal. Attached are the minutes, the letter and the map sent to the property owners and neighborhood representatives.

Neighborhood Meeting Minutes
Cabarrus County Senior Center
March 9, 2022

On Wednesday March 9, Cabarrus County Staff held a meeting for adjacent property owners and identified neighborhood representatives to provide information about the County's request to rezone three properties from residential to office/institutional. The meeting was held from 4:30 p.m. to 6:00 p.m. and the format was drop-in. Staff members from Planning & Development were in attendance to answer questions related to the proposed rezoning. Thirty-eight copies of the attached letter and map were sent out. Four property owners attended the meeting. The purpose of the request was explained to all four attendees so that the project scope was clear.

The purpose of the rezoning request is to allow for the expansion of the current parking area onto a parcel owned by the County (PIN 5630-38-4280) and currently zoned RC. Two smaller parcels, also owned by the County (PINs 5630-38-0079 & 5630-38-0094) that front on Lenmore and zoned RM-1, are also included in the request. The request is for all properties to be rezoned for consistency since Office and Institutional (OI) zoning is more appropriate for these types of uses. Staff also mentioned that the intent is for all the parcels to be combined into one in the future.

Multiple property owners expressed concerns that the request might be to develop into the wooded area behind the Senior Center. Staff explained that the plan, at this point, is to expand the parking area in front of the facility only and that there are no plans to expand in the wooded area. The property owners pointed out that the area contains a walking trail and is used by adjacent property owners, so it serves as an amenity for the neighborhood. Some attendees were skeptical of the request due to the recent proposal of a big box retail store down the street that was somewhat contentious. Staff again reassured the residents that the only development associated with the current request is to expand the parking area and to combine the parcels.

Surrounding Property Owners (Neighborhood Meeting)

56303875220000 JODY & SANTAN BALLARD 357 CORBAN AVENUE SE CONCORD, NC 28025	56303793420000 BAREFOOT OIL COMPANY OF CONCORD P O BOX 5046 CONCORD, NC 28027	56304815120000 JOYCE K BAUCOM 368 CORBAN AVE SE CONCORD, NC 28025
56302889540000 TAWANA B BROOKS 183 LENMORE DR SE CONCORD, NC 28025	56303933020000 ROBERT L & CAROL B CALLOWAY 366 LENOX AVE SE CONCORD, NC 28025	56302892680000 YOLANDA S CAMPBELL 235 LENMORE DR SE CONCORD, NC 28025
56302885190000 BEN JOHN CASSARINO JR 11714 KINROSS CT HUNTERSVILLE, NC 28078	56303966060000 SARAH L & JOHN C CHAPMAN 400 KAREN AVE SE CONCORD, NC 28025	56302876970000 RACHEL P DARAMANIVONG 209 LENMORE DR SE CONCORD, NC 28025
56302878500000 DCW REAL ESTATE- MINT HILL LLC 6012 BAYFIELD PKWY STE 187 CONCORD, NC 2802	56303979310000 NELSON H DIGGS 185 DEAL ST SE CONCORD, NC 28025	56302893340000 MIKE & CHARLOTTE FERRE 227 LENMORE DR SE CONCORD, NC 28025
56304906560000 BOBBY E FISHER & DELAINE L PRESTON 209 DEAL ST SE CONCORD, NC 28025	56303920370000 MICHAEL L KIM E FORD 163 LENMORE DR SE CONCORD, NC 28025	56303801180000 HJ BOSTIAN LLC 241 LENMORE DR CONCORD, NC 28025
56303886840000 JULMA LLC 5134 TRACEWOOD CT CHARLOTTE, NC 28215	56303932840000, 56303944190000, 56303945880000 LENTZ BARBARA ANN 141 LENMORE DR SE CONCORD, NC 28025	56303997730000 LOR VANG S & YANG LEE 201 DEAL ST SE CONCORD, NC 28025
56302990710000 TOYANA R & QUENTIN MCKINNEY 177 LENMORE DR SE CONCORD, NC 28025	56303993570000 TIMOTHY W & SHERI L MEADOWS 222 DEAL ST SE CONCORD, NC 28025	56303931400000 TINA B & CHRISTOPHER D MORGAN 155 LENMORE DR SE CONCORD, NC 28025
56304900550000 JAMES H JR & VALERIE F POLK 224 DEAL ST SE CONCORD, NC 28025	56304826590000, 56304839600000 PHILLIP W RIDENHOUR 396 MT VIEW CT S E CONCORD, NC 28025	56303912960000 ROBERT THOMAS RITCHIE 156 LENMORE DR CONCORD, NC 28025



Cabarrus County Government – Planning and Development Department

February 25, 2022

Dear Property Owner:

Cabarrus County is preparing an application to appear before the City of Concord Planning & Zoning Commission to request that properties belonging to Cabarrus County and associated with the Cabarrus County Senior Center, which is adjacent to (or within close proximity to) your property, be rezoned. One of the requirements is that the applicant (Cabarrus County) hold a neighborhood meeting for property owners adjacent to the subject property to provide information about the proposed rezoning and for interested citizens to ask questions. The neighborhood meeting will be held on Wednesday, March 9, from 4:30 pm to 6:00 pm. The meeting will be at the Cabarrus County Senior Center located at 331 Corban Avenue Southeast. The meeting will be drop-in style and staff will be available.

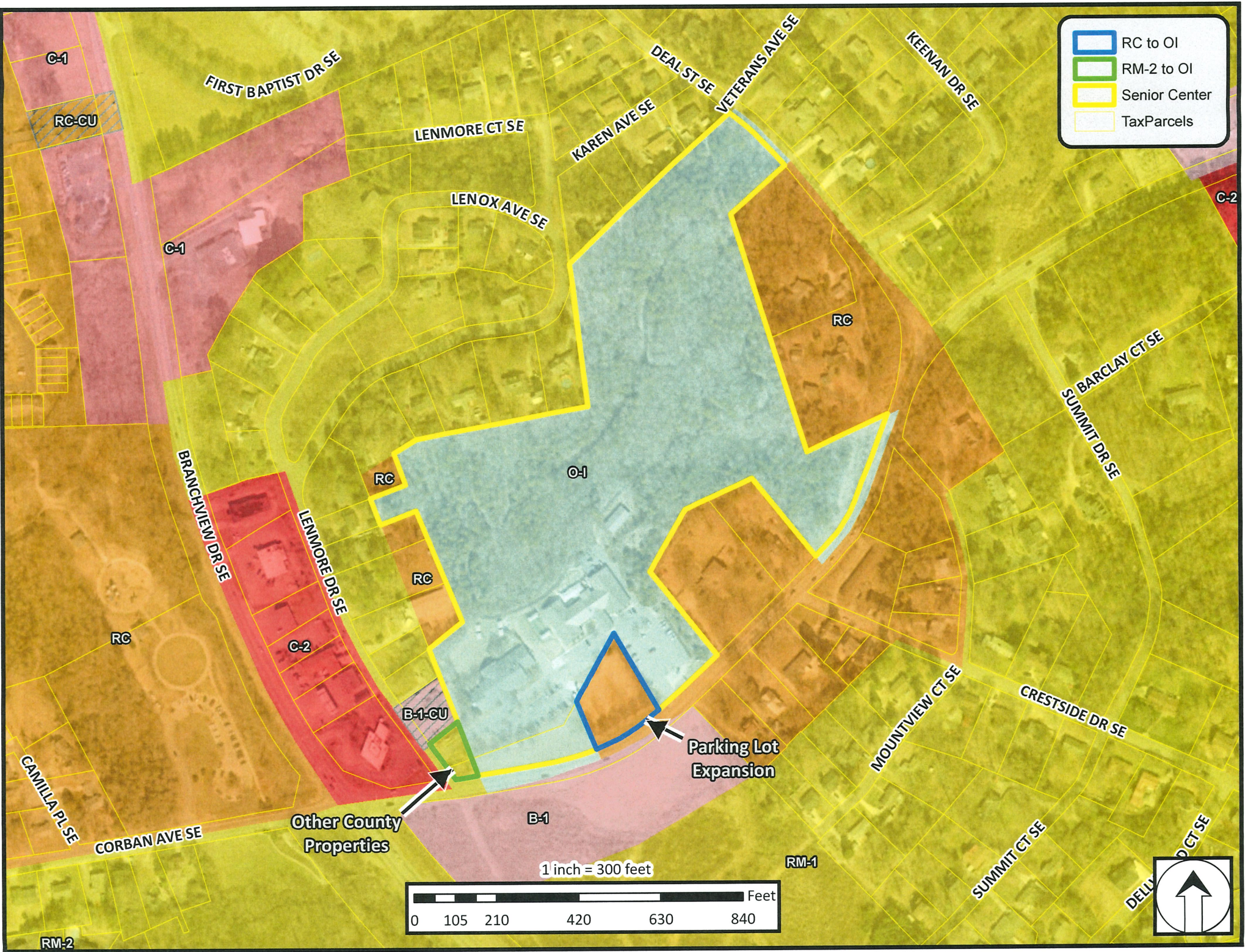
The purpose of the request is to allow Cabarrus County to expand the existing parking area of the Senior Center and make other property the same zoning as the main property. The request is to rezone from the current Residential Medium Density (RM-1) and Residential Compact (RC) District to the Office and Institutional (O-I) District. The main property containing the existing center is currently zoned O-I.

We anticipate presenting this request to the Planning and Zoning Commission at its regular meeting in May. If you have any further questions regarding this application, or the process, please contact me at Cabarrus County Planning and Development at the contact information below.

Sincerely,

A handwritten signature in cursive script that reads "Phillip Collins".

Phillip Collins, AICP
Senior Planner
Cabarrus County Planning and Development
704.920.2181 / pecollins@cabarruscounty.us

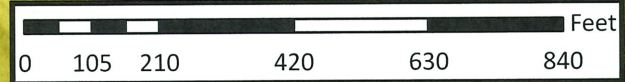


- RC to OI
- RM-2 to OI
- Senior Center
- TaxParcels

Parking Lot Expansion

Other County Properties

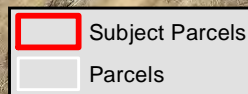
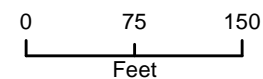
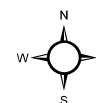
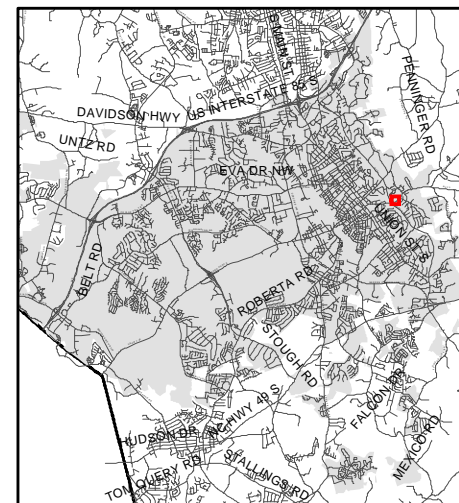
1 inch = 300 feet



**Z-04-22
AERIAL**

**Rezoning application from
RC (Residential Compact) &
RM-1 (Residential Medium
Density) to
O-I (Office & Institutional)**

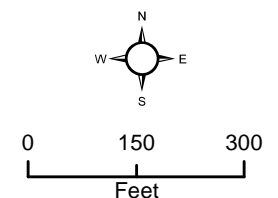
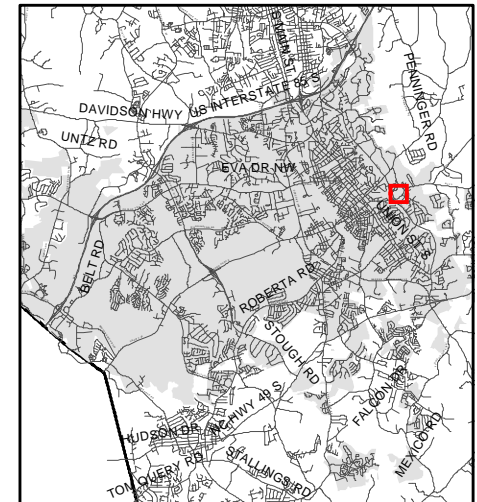
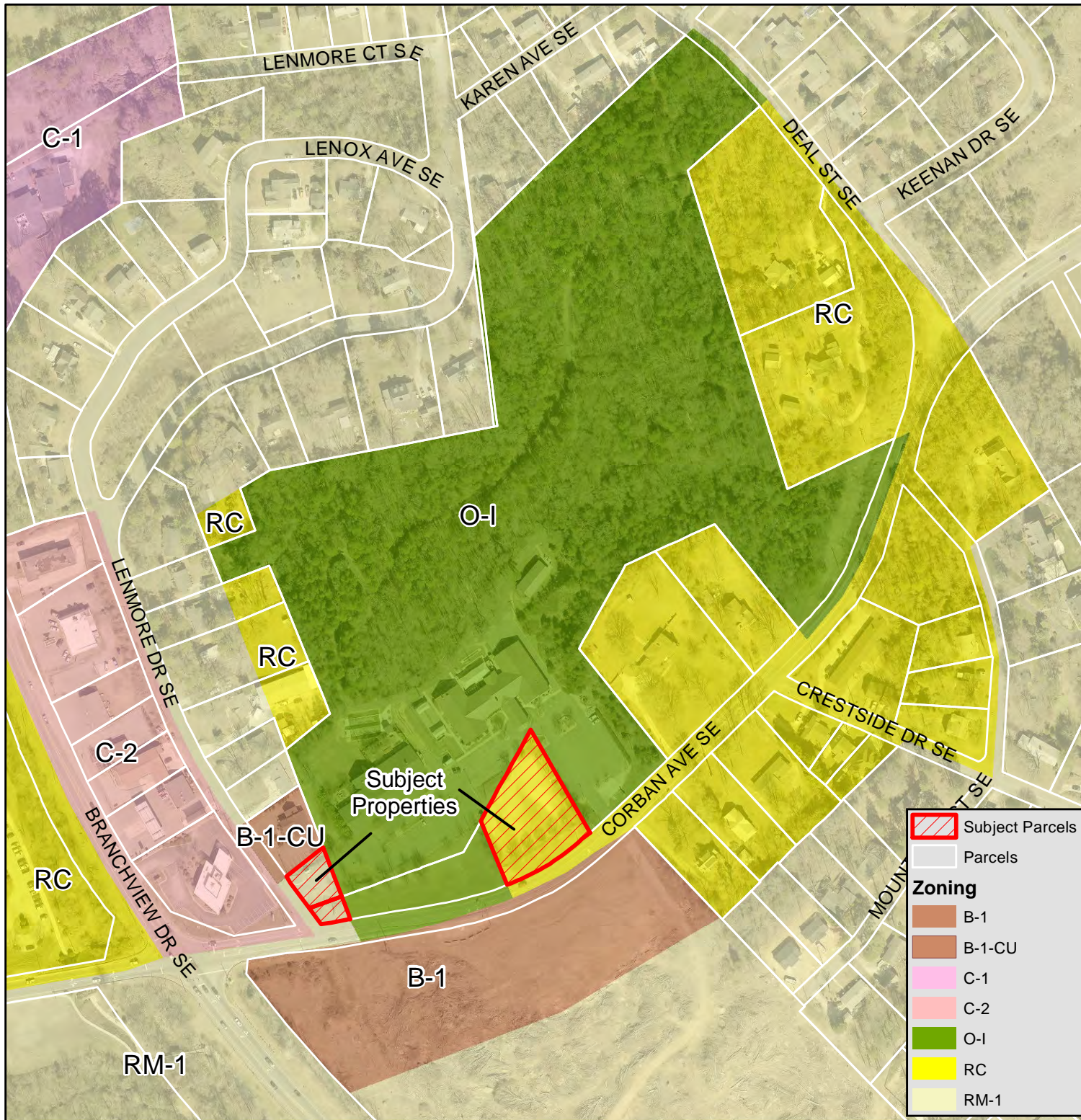
325 Corban Ave SE
PIN: 5630-38-4280, 5630-38-0094 &
5630-38-0079

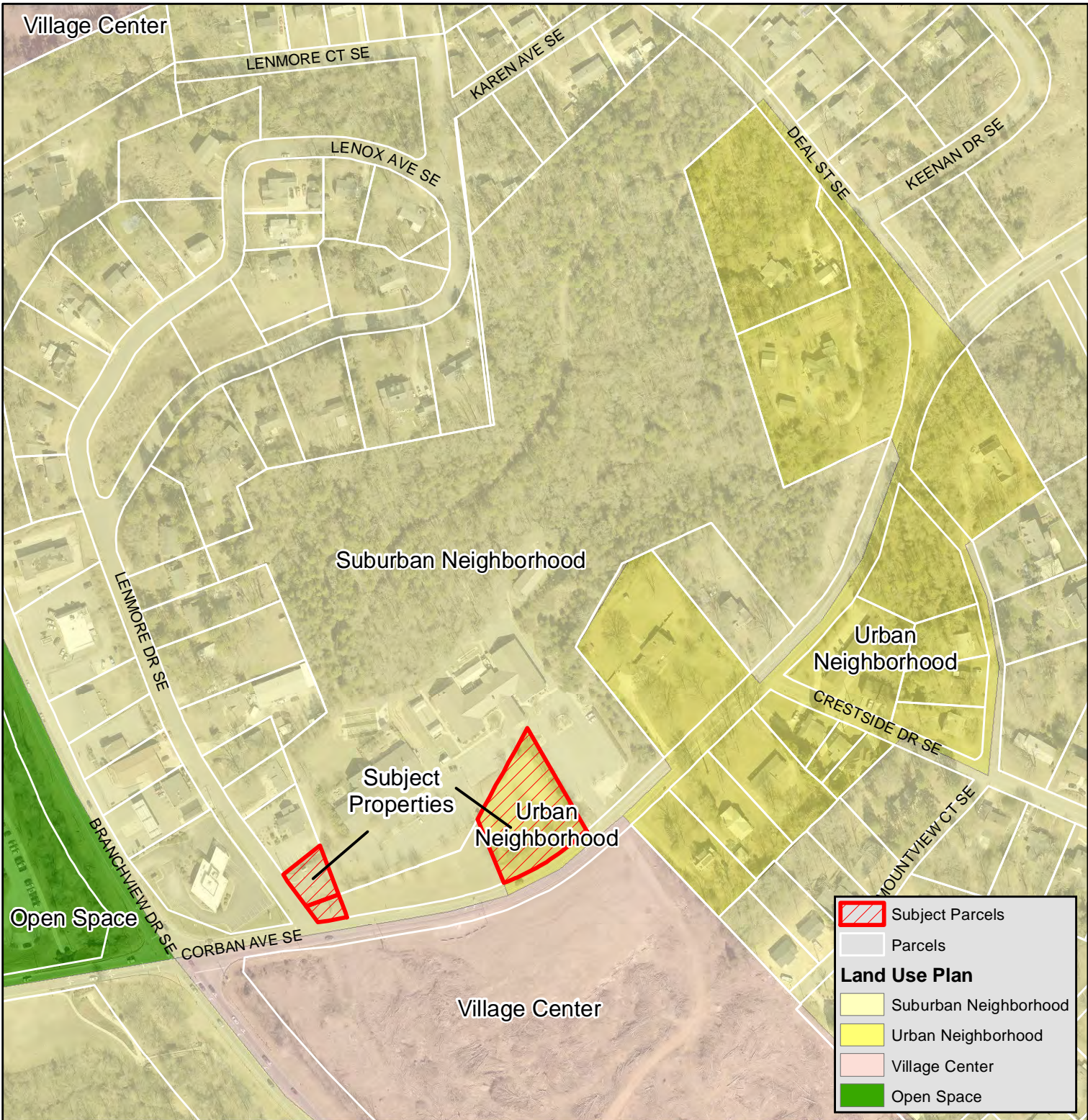


Z-04-22 ZONING

Rezoning application from
RC (Residential Compact) &
RM-1 (Residential Medium
Density) to
O-I (Office & Institutional)

325 Corban Ave SE
PIN: 5630-38-4280, 5630-38-0094 &
5630-38-0079

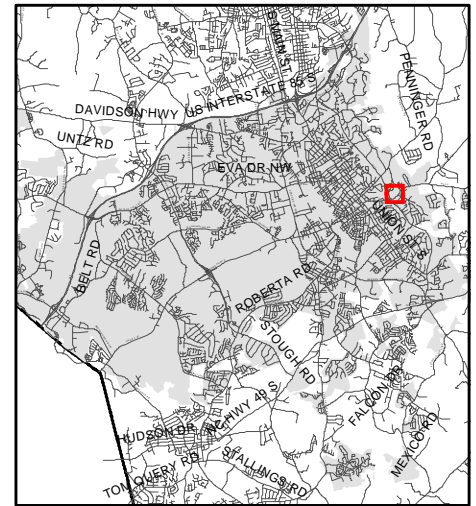




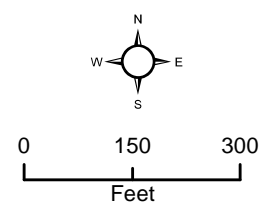
**Z-04-22
LAND USE PLAN**

**Rezoning application from
RC (Residential Compact) &
RM-1 (Residential Medium
Density) to
O-I (Office & Institutional)**

325 Corban Ave SE
PIN: 5630-38-4280, 5630-38-0094 &
5630-38-0079



	Subject Parcels
	Parcels
Land Use Plan	
	Suburban Neighborhood
	Urban Neighborhood
	Village Center
	Open Space





DATE: May 17, 2022
CASE: TA-06-22 Text Amendment (Multi-Family Height Standards)
PREPARED BY: Kevin Ashley, AICP- Deputy Planning Director

BACKGROUND

In recent years developers in the community have proposed multi-family products with taller ceilings heights. This trend is due to the types of multifamily developments that are being constructed in the metro region, particularly in Charlotte. Due to the product type change the City has received many communications indicating that 35' height limit for multi-family is no longer feasible.

This standard has been a challenge to enforce considering grade and roof pitch standards that are applied in the multi-family standards when considering the taller ceilings along with steeper roof pitches. City Staff is now seeking to revise the language in Table 7.6.2. A Dimensional Standards to remove the 35' maximum and to refer only to a maximum of four stories. This change would allow a developer more flexibility and would ease staff administration of the height requirements. Note that this allowance would be applicable to multifamily only (not single family) and that all height transition requirements from single family, that were adopted with recent CDO changes, would remain.

This language is permissible with regards to Residential Village (RV) and Residential Compact (RC). Also included is a table that has the new language shown in blue.

DENSITY AND DIMENSIONAL STANDARDS
TABLE 7.6.2 A - DIMENSIONAL STANDARDS

Zoning District	A	B	C	D	E	F	G
	Min. Lot Size (sq. ft.)	Max. Density (per acre)	Impervious Surface Ratio (2)	Min. Public Street Frontage (feet)	Min. Lot Width (feet)	Min. Lot Depth (feet)	Max. Building Height (feet)
AG**	43,560	1	-	30^	200	200	35
RE **	43,560	1	-	30^	150	150	35
RL**	20,000	2	-	15^	100	125	35
RM-1**	15,000	3	-	15^	75	125	35
RM-2**	10,000	4	-	15^	75	100	35
RV***	7,500	8	0.5	15^	50	100	35 (5)
RC***	5,000	15	0.5	15^	50	100	35 (5)
R-CO ³	3,000	15	0.5	15	35	85	40
O-I	-	-	0.7	-	-	-	35
B-1	-	-	0.65	30^	50	100	50
CC	-	-	-	-	-	-	75 (4)
C-1	-	-	0.7	-	-	-	48
C-2	-	-	0.8	30^	50	100	48 (1)
I-1	-	-	0.8	30^	50	100	72
I-2	-	-	0.9	30^	50	100	72

NOTES:

* Residences permitted in nonresidential districts shall conform to the density and dimensional standards of the RC district, except that height restrictions may follow (1) below. Residences in the CC district are not subject to maximum density or dimensional limitations.

** See Section 7.7.4-F for duplex lots and Sections 7.7.3 and 7.7.4 for alternative single-family lot patterns that allow smaller minimum lot sizes under certain conditions.

*** In the districts where permitted, and subject to Section 7.8 multi-family and/or single-family attached developments shall only be subject to Columns B, C, D, and G in Table 7.6.2-A. Setbacks for multi-family and single-family attached developments are set forth in Section 7.8. of this Ordinance. Height in the RC district is subject to the transition provisions of Section 7.6.2.G.

^ See Section 5.5.

(1) Height may be increased by one foot for each one foot of additional building setback up to a maximum height of 200 feet. Setbacks for Mixed Use, PUD, PRD or similar type projects shall be measured from the overall project boundaries.

(2) Developments following the low-density option (see §4.4.2-A) may not develop at a total impervious surface ratio greater than 0.24.

(3) Dimensional requirements only applicable if not indicated on recorded final plat. See also Section 9.12.

(4) Measured from the lowest level of the Fire Department vehicle access to the tallest finished floor level of the building.

(5) In the districts where permitted, Multi-family has a height limit of four stories. When residential units are included in upper floors in C-2 zoning, the maximum C-2 height limits shall govern.

DATE: May 17, 2022

SUBJECT: Local Landmark Designation
“P.M. Morris Building”

CASE: LLD-01-22

Applicant: Justin Mueller, Morris Building, LLC

Location: 48-56 Union St. S. & 41 Market St.

PIN: 5620-97-1613

AREA: +/- 0.47 Acres

EXISTING ZONING: CC (Center City)

REPORT PREPARED BY: Starla Rogers, Planning & Development Manager

BACKGROUND

The applicant is seeking to designate the property as a historic landmark.

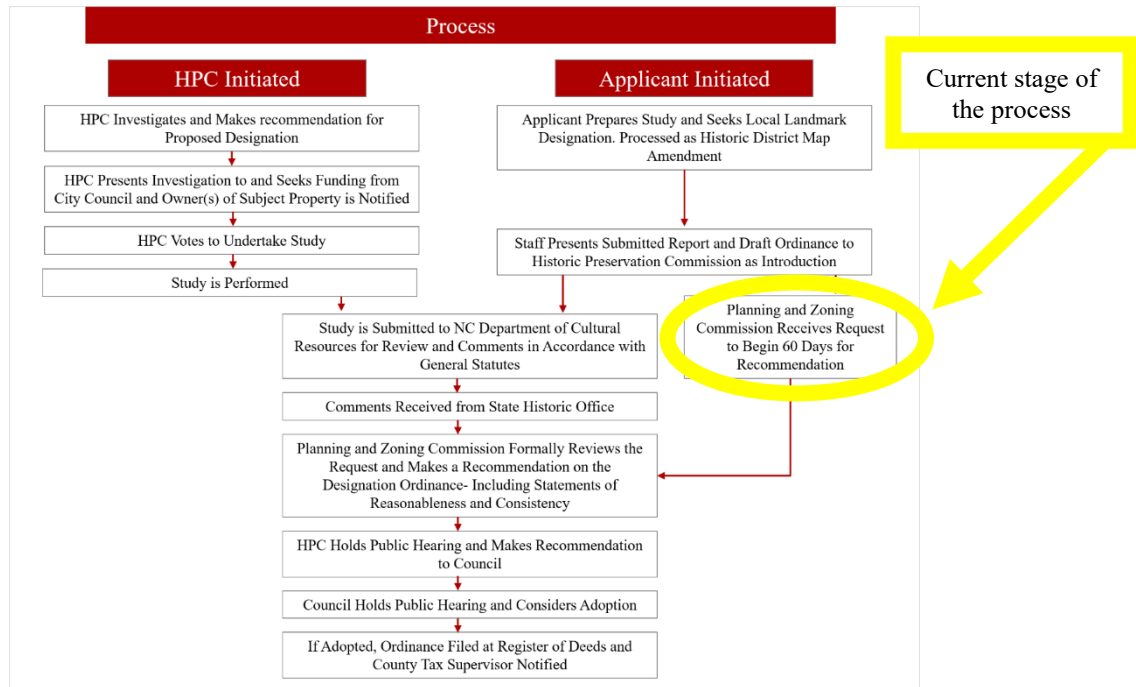
On March 25, 2022, Justin Mueller with Morris Building, LLC, applied for local landmark designation status for the P.M. Morris Building. Per the Local Historic Landmark Designation Report, the P.M. Morris Building contributes to the significance of the South Union Street Courthouse and Commercial Historic District, listed in the National Register of Historic Places on September 30, 1997. The district’s period of significance is 1875 to 1947. The rehabilitation that commenced in February 2022 will preserve character-defining architectural features per the Secretary of the Interior’s standards (Attachment C).

Local historic landmark designations are designed to provide protection to historic resources that may or may not be in a local historic district and are authorized by NCGS 160D-945. This is the first review in the process and there are two critical documents for review and recommendation: the designation ordinance and the designation report.

The in accordance with the established Local Historic Landmark process, the report and draft ordinance were presented to the Historic Preservation Commission for review on May 11th. The Historic Preservation Commission will review the proposal and await responses from both the Planning and Zoning Commission and State Historic Preservation Office relative to their recommendation on designating the subject property as a Historic Landmark.

City Council is the final approval authority for the designation ordinance, but both the Historic Preservation Commission and City Council hold a public hearing on the ordinance. The report of

the Historic Preservation Commission is subject to review and comment by the State Historic Preservation Office.



The ordinance is subject to review by the Planning and Zoning Commission in addition to the Historic Preservation Commission, and it includes the following elements per the parameters listed on page 26 of the Local Historic Landmark Designation Report for the P.M. Morris Building:

Exterior:

- Entire exterior façade
- Site including parking lot on Market St.

Interior:

- plaster walls and ceilings,
- tongue-and-groove wood floors and ceilings,
- molded wood cornices and chair rails,
- baseboards capped with molded trim,
- molded door and window surrounds,
- three-panel and five-horizontal-panel doors surmounted by square glazed transoms,
- wood stair railings with square balusters,
- molded handrails, and
- square paneled newels as indicated in the designation

The Planning and Zoning Commission has 60 days within which to make a recommendation on the ordinance. The City is awaiting review and comment from the State Historic Preservation Office.

City Council is the final approval authority for the designation ordinance, but both the Historic Preservation Commission and City Council hold a public hearing on the ordinance.

Local landmark status results in a 50% property tax deferral for the property owner. The current tax value is \$509,240. The property incurs a .48 standard City tax rate as well as a 0.23 MSD (Municipal Service District) tax rate of 0.23. With the 50% deferral, the property owner will save \$1,807.81 (City impact).

APPROVAL CRITERIA

The review of Historic Landmarks is based on a review of the significance and integrity of the site.

AT THIS TIME, WE ARE PROVIDING THE ORDINANCE AND REPORT FOR REVIEW, BUT WILL NOT BE SEEKING ACTION AT THE MAY 17TH PLANNING AND ZONING COMMISSION MEETING.

DATE: May 11, 2022

SUBJECT:

<u>Local Landmark Designation Request:</u>	LLD-01-22
<u>Applicant:</u>	Justin Mueller, Morris Building, LLC
<u>Location of Subject Property:</u>	48-56 Union St S & 41 Market St
<u>PIN:</u>	5620-97-1613
<u>Staff Report Prepared by:</u>	Brad Lagano, Senior Planner

BACKGROUND

- The subject property is the P.M. Morris Building located at 48-56 Union St S & 41 Market St (Attachment B).
- Date of Construction: 1904
- The Local Historic Landmark Designation Report states, “Erected for brothers Z. A., W. L., and W. W. Morris and named in honor of their father, farmer, merchant, and real estate investor Phileman Milton Morris (1828-1902), the three-story-on-basement masonry edifice manifests Concord’s early-twentieth-century growth and prosperity through its size, exterior embellishment, and prominent location near the courthouse and municipal offices. When finished in early 1904, it was one of the largest and most sophisticated commercial buildings in the central business district. The upper two stories of the nine-bay three-section façade display classical stylistic elements including smooth-stone pilasters with egg-and-dart capitals, brick pilasters with Ionic capitals and keystone round arches, shield-and-foamate spandrels with egg-and-dart borders, banded-brick, segmental-arched third-story lintels ornamented with robust scroll keystones, and an egg-and-dart belt course. Paired one-over-one double-hung-wood second-story sash surmounted by rectangular two-pane transoms and flat lintels and shorter third-story paired one-over-one sash with fanlights illuminate the interior. One-over-one double-hung-wood sash windows and tall, narrow, side-hinged, wood-frame sash punctuate the more simply executed painted-brick secondary elevations. The remarkably intact upper floors retain hardwood floors; plaster walls; narrow-board and plaster ceilings; molded wood door and window surrounds, baseboards, chair rails, and cornices; single-leaf three-panel and five-horizontal-panel doors surmounted by square glazed transoms; and painted-wood stair railings comprising paneled newels with round finials, slender turned balusters, and molded handrails” (Attachment C).
- Applicant’s request: local landmark designation by the City of Concord (Attachment A).

** Note: Local Landmarks are sites, structures, or objects determined by individual jurisdictions to have Historic Significance worthy of Local recognition and protection. Local Landmarks are enacted by ordinance for Zoning Map Amendment and which creates a historic zoning overlay in addition to the existing underlying zoning district. Local Landmarks and the zoning overlay make any proposed changes to the designated site/structure/object subject to Historic Preservation Commission. If the Local Landmark is approved, the property also becomes eligible for 50% tax deferral.*

DISCUSSION

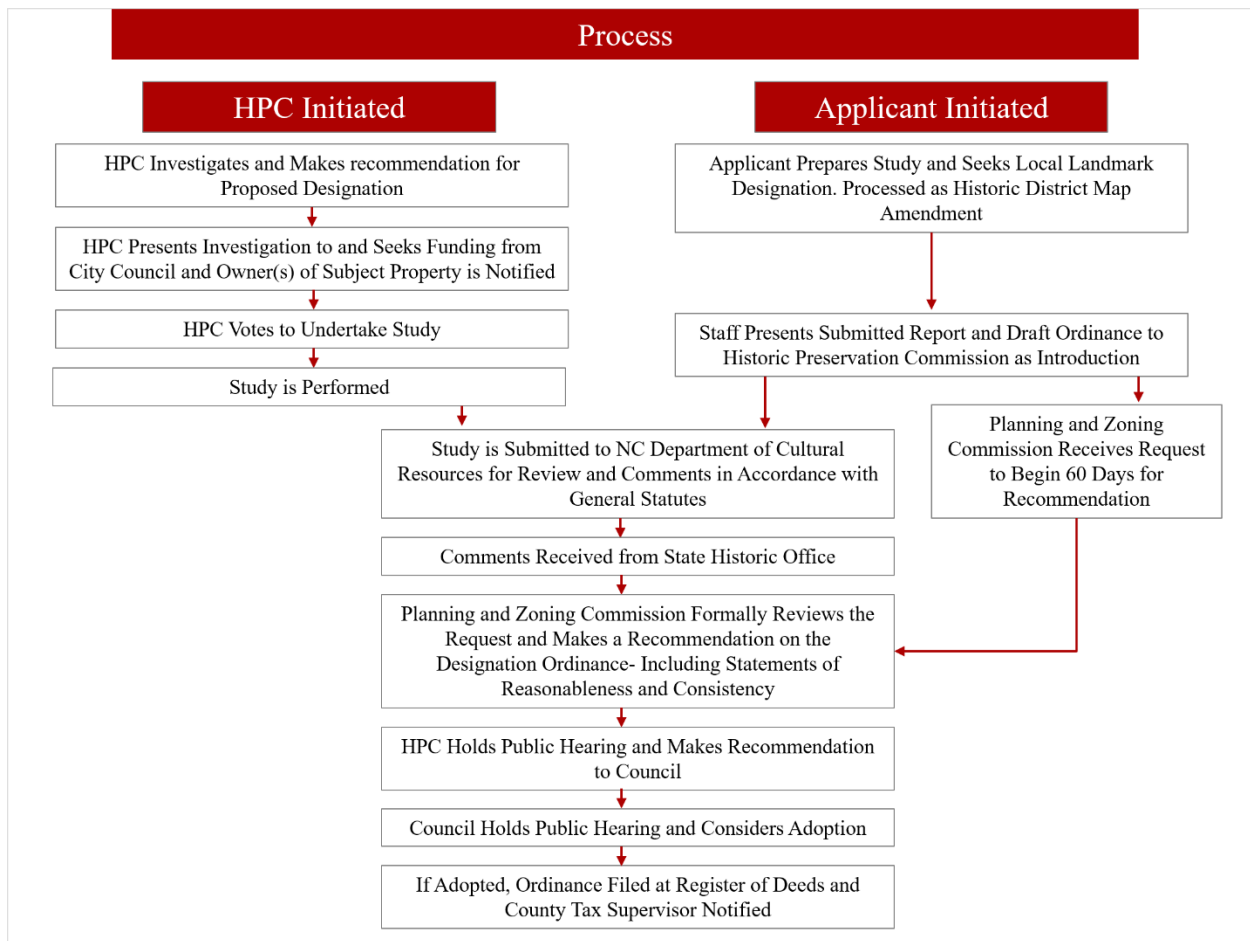
On March 25, 2022, Justin Mueller with Morris Building, LLC, applied for local landmark designation status for the P.M. Morris Building. Per the Local Historic Landmark Designation Report, the P.M. Morris Building contributes to the significance of the South Union Street Courthouse and Commercial Historic District, listed in the National Register of Historic Places on September 30, 1997. The district’s

period of significance is 1875 to 1947. The rehabilitation that commenced in February 2022 will preserve character-defining architectural features per the Secretary of the Interior’s standards (Attachment C).

Local historic landmark designations are designed to provide protection to historic resources that may or may not be in a local historic district and are authorized by NCGS 160D-945. This is the first review in the process and there are two critical documents for review and recommendation: the designation ordinance and the designation report.

The ordinance is subject to review by the Planning and Zoning Commission in addition to the Historic Preservation Commission.

City Council is the final approval authority for the designation ordinance, but both the Historic Preservation Commission and City Council hold a public hearing on the ordinance. The report of the Historic Preservation Commission is subject to review and comment by the State Historic Preservation Office.



ATTACHMENTS

- Attachment A: Local Landmark Designation Application
- Attachment B: Subject Property Map
- Attachment C: Local Historic Landmark Designation Report

RECOMMENDATION:

1. Discuss the appropriateness of designating the site and submitting the study to the NC Department of Cultural Resources for review and comments.
2. Discuss/recommend ordinance features and submitting the ordinance and report to the Planning and Zoning Commission for review and recommendation.

1. Applicant Name: Justin Mueller, Morris Building, LLC
2. Applicant Address: 51 Union Street South, Suite 100
3. Applicant City: Concord State: NC Zip Code: 28205
4. Applicant Telephone: (704) 578-5688
5. Name and address of owner (if different from applicant): _____
6. Location of Subject Property:
 - (a) Street Address: 48-56 Union Street South, 41 Market Street
 - (b) Cabarrus County P.I.N.: 5620-97-1613-0000
7. Area of Subject Property (acres or square feet): 0.47 acre
8. Current Zoning Classification: Commercial Existing Land Use: Commercial
9. Surrounding Land Use:

North: <u>Commercial</u>	South: <u>Commercial</u>
East: <u>Commercial</u>	West: <u>Commercial</u>
10. Reason(s) for requesting a Historic District Amendment:

Local historic landmark designation

Required Attachments/Submittals

1. Typed metes and bounds description of subject property. A property deed is sufficient, provided the deed describes only the subject property.
2. Cabarrus County Land Records printout of names and addresses of all immediately adjacent property owners, including any directly across a street.

Certification

It is understood by the undersigned that while this application will be carefully reviewed and considered, the burden of proving the need for the proposed amendment rests with the applicant.

 Signature of Owner/Agent

March 25, 2022
 Date

Application fee is nonrefundable

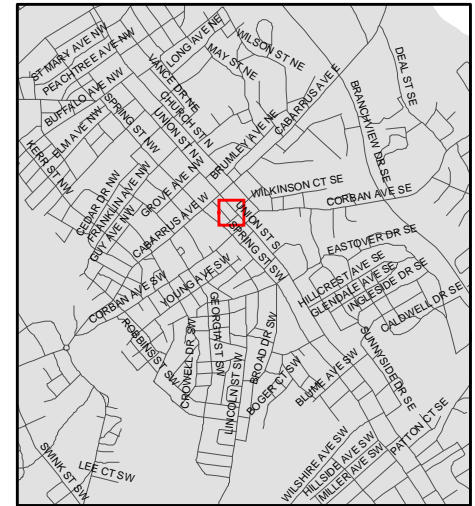
EXHIBIT B



LLD-01-22

48-56 Union St S
& 41 Market St SW

PIN: 5620-97-1613



Source: City of Concord
Planning Department

Disclaimer

These maps and products are designed for general reference only and data contained herein is subject to change. The City Of Concord, it's employees or agents make no warranty of merchantability or fitness for any purpose, expressed or implied, and assume no legal responsibility for the information contained therein. Data used is from multiple sources with various scales and accuracy. Additional research such as field surveys may be necessary to determine actual conditions.

**LOCAL HISTORIC LANDMARK
DESIGNATION REPORT**



P. M. Morris Building

48-56 Union Street South, 41 Market Street

Prepared for the City of Concord Historic Preservation Commission

**by Heather Fearnbach, Fearnbach History Services, Inc.
3334 Nottingham Road
Winston-Salem, NC 27104**

March 2022

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Statement of Significance

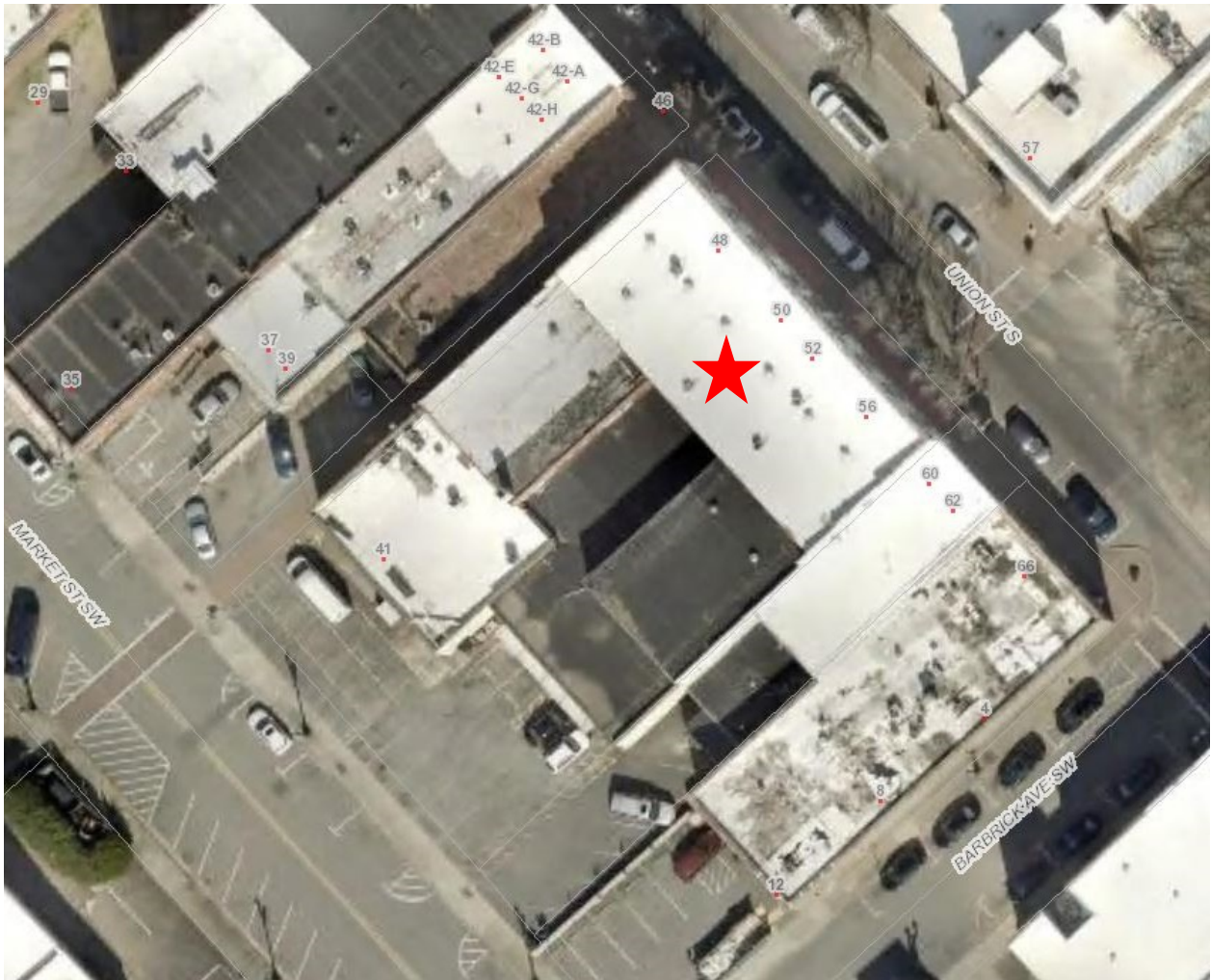
This report demonstrates that the P. M. Morris Building at 48-56 Union Street South and 41 Market Street possesses the requisite integrity and significance for local historic landmark designation. Erected for brothers Z. A., W. L., and W. W. Morris and named in honor of their father, farmer, merchant, and real estate investor Phileman Milton Morris (1828-1902), the three-story-on-basement masonry edifice manifests Concord's early-twentieth-century growth and prosperity through its size, exterior embellishment, and prominent location near the courthouse and municipal offices. When finished in early 1904, it was one of the largest and most sophisticated commercial buildings in the central business district. The upper two stories of the nine-bay three-section façade display classical stylistic elements including smooth-stone pilasters with egg-and-dart capitals, brick pilasters with Ionic capitals and keystone round arches, shield-and-foamate spandrels with egg-and-dart borders, banded-brick, segmental-arched third-story lintels ornamented with robust scroll keystones, and an egg-and-dart belt course. Paired one-over-one double-hung-wood second-story sash surmounted by rectangular two-pane transoms and flat lintels and shorter third-story paired one-over-one sash with fanlights illuminate the interior. One-over-one double-hung-wood sash windows and tall, narrow, side-hinged, wood-frame sash punctuate the more simply executed painted-brick secondary elevations. The remarkably intact upper floors retain hardwood floors; plaster walls; narrow-board and plaster ceilings; molded wood door and window surrounds, baseboards, chair rails, and cornices; single-leaf three-panel and five-horizontal-panel doors surmounted by square glazed transoms; and painted-wood stair railings comprising paneled newels with round finials, slender turned balusters, and molded handrails.

The building is also commercially significant as it housed professionals and businesses that contributed to the community's economic vitality from early 1904 until February 2022. Bell and Harris Furniture Company, Cabarrus Savings Bank, and Western Union Telegraph Company occupied the first-floor storefronts soon after the building's completion. Cabarrus Savings Bank, established in 1897, was the north storefront tenant from April 1904 until occupying the newly constructed five-story Classical Revival-style building across the street in 1924. Bell and Harris, also founded in 1897, operated one of Concord's most successful early-twentieth-century retail establishments in the south storefront from May 1904 until 1924, supplying furnishings, appliances, and funeral equipage and services. Julius Fisher and Company sold household furnishings and women and children's clothing in the central storefront from 1912 until 1934. J. C. Penney Company occupied the storefront that comprises the south half of the first floor from around 1928 until October 1987. Charles Stores Company, a department store, remained in the north storefront from the late 1930s until the late 1970s. Myriad entrepreneurs including accountants, insurance agents, lawyers, physicians, and other professionals leased offices on the upper two floors.

The P. M. Morris Building contributes to the significance of the South Union Street Courthouse and Commercial Historic District, listed in the National Register of Historic Places on September 30, 1997. The district's period of significance is 1875 to 1947.

The rehabilitation that commenced in February 2022 will preserve character-defining architectural features per the Secretary of the Interior's standards.

The local historic landmark boundary encompasses 0.47-acre Cabarrus County tax parcel number 5620-97-1613-0000.



P. M. Morris Building indicated with a red star

2021 aerial from City of Concord Planning Department Mapping System

<https://maps.concordnc.gov>

Site

Central Concord’s street grid is rotated approximately thirty degrees from true cardinal direction alignment. However, for the purposes of this document the following description is written as if the building’s primary façade fronting Union Street South is the east elevation.

Setting

The three-story-on-basement commercial building occupies a prominent location on Union Street South’s west side in downtown Concord’s business district. A concrete-paver sidewalk with at-grade planting beds containing deciduous trees and granite curbing spans the distance between the façade and the street. The edifice is situated on a 0.47-acre tax parcel that spans the block between Union Street South and Market Street, encompassing the asphalt-paved parking lot west of the building. The narrow alley adjacent to the north elevation containing a concrete-paver walkway, concrete-paver sidewalk east of the building, and poured-concrete sidewalk lining Market Street that border the parcel boundary are in the municipal right-of-way.

Neighboring buildings within the South Union Street Courthouse and Commercial Historic District include the five-story 1924 Classical Revival-style Cabarrus Savings Bank at 57 Union Street South (east of the P. M. Morris Building) that occupies the northeast corner of the courthouse square. The two-story brick circa 1885 commercial building at 60-62 Union Street South that abuts the P. M. Morris Building's south elevation housed municipal offices on the first floor from around 1892 until 1904. The second story served as a lodge hall. The district also includes the two-story, brick, Modernist, 1957 building with ribbon windows at 66 Union Street South that functioned as City Hall and then as an office annex for the City of Concord Municipal Building located at 26 Union Street South. Architect George A. Griffin designed the 1957 building to replace the three-story brick town hall, fire department, and opera house erected on the site in 1903. The extensive rehabilitation that commenced in 2021 will add a Classical modillion cornice and alter fenestration. Late-nineteenth and early- to mid-twentieth-century commercial and office buildings fill the surrounding area.



Northeast oblique

all photographs taken by Heather Fearnbach on February 14, 2022

P. M. Morris Building

The P. M. Morris Building originally had a rectangular footprint encompassing a three-story east section and two-story west wings flanking a central one-story wing. Sanborn maps and aerial photographs illustrate that two one-story-on-basement rear additions were erected between 1930 and 1947. It is likely that the additions were constructed in two phases.

The North Carolina State Historic Preservation Office and the National Park Service approved the scope of work for the rehabilitation that will commence in March 2022. The project will be executed in compliance with the Secretary of the Interior's Standards.



East elevation

Exterior

The nine-bay white-painted brick-and-stone façade features Classical Revival stylistic elements commonly employed in early-twentieth-century commercial architecture. The first story comprises two storefronts and a central stair hall. Six rusticated-stone pilasters and two smooth-stone Ionic columns originally framed the recessed entrances. However, the two rusticated-stone pilasters at the south storefront’s outer edges are the only survivors of the mid-twentieth-century first-story remodeling.¹ At that time, aluminum-frame plate-glass display windows with small-square-tile kneewalls; a deeply recessed aluminum-frame double-leaf door, sidelights, and transom, and a patterned variegated-taupe-and-brown small-square-tile floor were installed in the south bays. The stair entrance retains the original double-leaf door, prismatic-glass transom, and square-stone-tile floor fronted by a brass plaque embossed with “P. M. Morris” in capital letters. The black-painted-aluminum-frame plate-glass north storefront was most recently updated in 2015, when the base of the square central post and the low kneewalls beneath display windows were veneered with rough-face sandstone. Two aluminum-frame double-leaf doors with sidelights and transoms are recessed in the central bay, which has a mid-twentieth-century terrazzo floor. Prismatic-glass transoms originally topped each storefront. Painted plywood has covered the transom openings since the mid-twentieth century. Around 2000, straight-slope aluminum-frame canvas awnings were mounted within the storefront openings, replacing mid-twentieth-century flat metal canopies.² A classical entablature comprising a molded architrave, flat frieze, and egg-and-dart cornice spans the façade between the first and second stories.

On the two upper stories, classical smooth-stone pilasters with egg-and-dart capitals frame three-bay brick sections. The central section, where brick pilasters with Ionic capitals rise to keystone round arches, is the most elaborately executed. Each bay contains tall second-story paired one-over-one double-hung-wood sash surmounted by rectangular two-pane transoms and flat lintels, a shield-and-foliage spandrel with an egg-and-dart border, and shorter third-story paired one-over-one sash with fanlights. The banded-

¹ Historic photographs and postcards illustrate that the south section had previously encompassed two storefronts with canted display windows flanking recessed double-leaf doors.

² John H. McCrimmon Jr., conversations with Heather Fearnbach, February 2022.

brick side sections feature segmental-arched third-story lintels with robust scroll keystones. An egg-and-dart belt course spans the façade above the third-story windows. Terra-cotta coping caps the flat parapet. The elaborate projecting classical cornice and central pedimented gable that topped the façade were removed in the mid-twentieth century. The masonry was likely first painted at the same time.



North elevation looking west (left) and east (right)

The secondary elevations are more simply executed in six-to-one common-bond brick that has also been painted. Terra-cotta coping tops the stepped north and south parapets. The north elevation, which fronts a narrow alley, was embellished in 2013 with bronze plaques and scenic screen-printed aluminum panels that describe and illustrate important events in Concord's history. The City of Concord also installed a "Union-Market Passageway" sign above the east entrance of the alley, which provides pedestrian egress between Union Street South and Market Street.³ Gooseneck sconces light the passage. Although the scenic panels cover brick-filled first-floor window openings, tall one-over-one double-hung-wood sash windows with cast-stone sills remain on the main block's second and third stories and tall, narrow, side-hinged, wood-frame sash on the two-story wing's upper floor.

On the main block's west elevation and the two-story wing's north and south elevations, tall, narrow, side-hinged, wood-frame sash fill most window openings. A few are covered with painted plywood. The main block's west wall, the south wall of the north wing, and the north wall of the south wing are sheathed with painted metal panels stamped to emulate brick.

³ The screen-printed aluminum panels replaced scenes directly painted by local artists on the brick window fill in the late 1990s. Starla Rogers, Planning and Development Manager, City of Concord, email correspondence with Heather Fearnbach, February 28, 2022.



West elevation, upper stories of main block and wings (above) and southwest oblique (below)



The north addition's six-to-one common-bond brick walls have been painted. The north and south elevations are blind. On the west elevation, painted plywood covers short square one-story window openings and second-story openings that contained one-over-one sash. All window openings have slightly projecting header-course sills. A single-leaf steel door is located at the first-story's center.

The slightly shorter painted-brick south addition is about half the size of the north addition. The flat metal canopy that spans most of the west elevation shelters the double-leaf aluminum-frame first-floor door, straight run of steel steps that rise to the steel landing at the entrance, and basement entrance. A triple-header-course segmental-arched lintel surmounts the single-leaf steel basement door.

Interior



South section, looking east (above) and north section, north room, looking east (below)



First Floor

The first floor encompasses a central hall and two large commercial spaces that have been remodeled numerous times. The predominantly open south storefront is characterized by painted plaster walls and exposed painted cast-iron structural columns. Acoustical-tile ceilings, commercial-grade carpeting, and the rear frame mezzanine accessed via the southwest corner stair were added during J. C. Penney's tenure (circa 1928 until 1987). The north storefront, completely renovated in 2005 for use as Union Street Bistro, encompasses two large dining rooms, a southeast corner bar and dining area, central restrooms, a northwest kitchen, and a southwest storage room. Finishes include acoustical-tile ceilings, commercial-grade carpeting in dining rooms, and painted gypsum-board walls.

Second and Third Floors

The original upper-floor plan is substantially intact. Offices flank central corridors on both floors. The central stair rises in a straight run with a central landing to the second-floor north-south corridor. The stair hall's plaster walls are embellished with a wood baseboard and molded chair rail. Wood handrails and commercial-grade stair carpeting have been installed. The painted-wood railing at the second-floor landing features paneled newels with round finials, slender turned balusters, and a molded handrail. The stair between the second and third floors retains a matching railing, although it was enclosed in 1990 to comply with fire safety regulations.

Original finishes include hardwood floors, plaster walls, plaster and narrow-board ceilings, and molded wood door and window surrounds, baseboards, chair rails, and cornices. The third floor's narrow-board ceiling is exposed in the corridor and some offices. Single-leaf three-panel and five-horizontal-panel doors are surmounted by square glazed transoms, most of which have been enclosed. Offices are typically small, with interior doors that allowed for suite creation. The south wing's second floor is a large open room punctuated by central painted cast-iron columns. Acoustical-tile and gypsum-board ceilings, commercial-grade carpeting, vinyl-composition floor tiles, and storage areas, kitchens, and restrooms with painted gypsum-board walls have been added in some areas. A small original restroom with painted beadboard partition walls and white porcelain fixtures remains on the south side of the north wing's east-west corridor.



Second floor, central corridor, looking south



Second floor, southwest room, looking west (above)

North corridor, looking north (below left) and northeast office 12, looking west (below right)





Northeast office 12, looking east (above)

Stair between second and third floors (below left) and third-floor corridor, looking south (below right)



Basement

The low-ceilinged basement contains three sections of numerous small rooms flanking corridors. Most areas have painted masonry exterior walls, poured-concrete floors, and exposed wood ceiling joists. Painted narrow board and gypsum board sheathe some ceilings. The southwest office suite is finished with acoustical-tile and gypsum-board ceilings, gypsum-board and faux-wood-paneled walls, and vinyl-composition-tile floors. A double-leaf six-panel wood door hangs in the entrance on the south addition's west wall. A supplementary exterior door was added for security purposes.



Northeast room, looking east (above) and central south room, looking east (below)



Integrity Statement

The P. M. Morris Building is one of the most sizable and intact early-twentieth-century structures in Concord's central business district. Although façade cornice and central parapet removal, storefront replacement, and brick and stone painting, all executed to reflect mid-twentieth-century stylistic trends, have altered the building's appearance; many character-defining features remain. The central stair entrance retains the original double-leaf door, prismatic-glass transom, and square stone-tile floor fronted by a brass plaque embossed with "P. M. Morris" in capital letters. The upper two stories of the nine-bay three-section façade are distinguished by classical features including mooth-stone pilasters with egg-and-dart capitals, brick pilasters with Ionic capitals and keystone round arches, shield-and-foamate spandrels with egg-and-dart borders, banded-brick, segmental-arched third-story lintels ornamented with robust scroll keystones, and an egg-and-dart belt course. Paired one-over-one double-hung-wood second-story sash surmounted by rectangular two-pane transoms and flat lintels and shorter third-story paired one-over-one sash with fanlights illuminate the interior. One-over-one double-hung-wood sash windows and tall, narrow, side-hinged, wood-frame sash punctuate the more simply executed painted-brick secondary elevations.

The second- and third-floor plans are substantially intact. Offices flank central corridors on both floors. Original finishes include hardwood floors, plaster walls and ceilings, narrow-board ceilings, and molded wood door and window surrounds, baseboards, chair rails, and cornices. The third floor's narrow-board ceiling is exposed in the corridor and some offices. Single-leaf three-panel and five-horizontal-panel doors are surmounted by square glazed transoms, most of which have been enclosed. The painted-wood railing at the second-floor stair landing features paneled newels with round finials, slender turned balusters, and a molded handrail. The stair to the third floor retains a matching railing, although it was enclosed in 1990 in compliance with fire safety regulations.

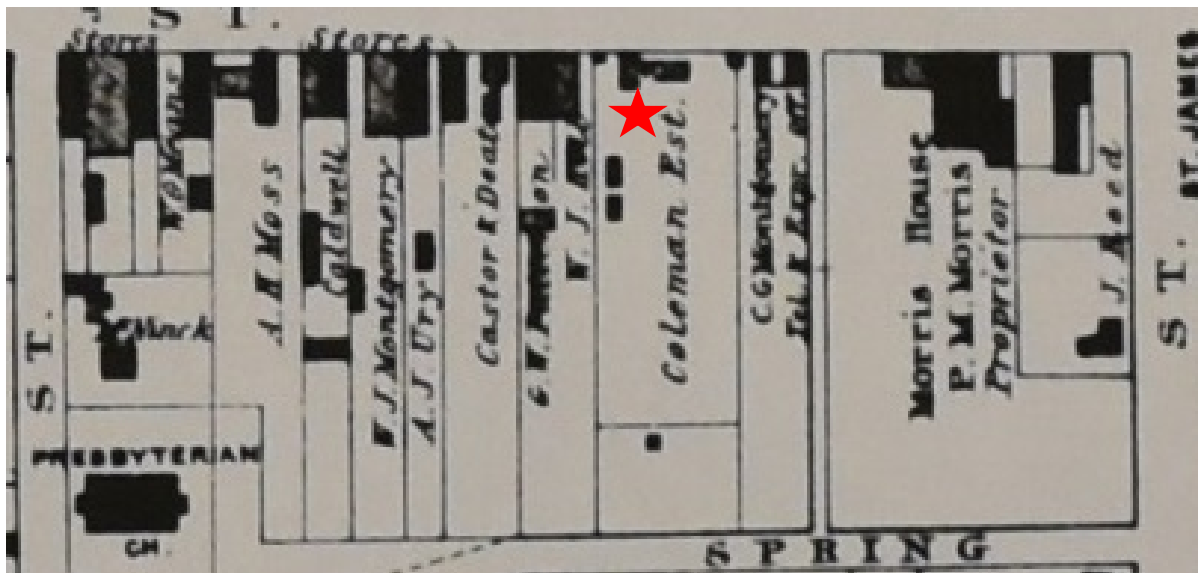
Historic Background

Morris Family

Prominent businessman Phileman Milton Morris (1826-1902) owned farms and real estate in Cabarrus and Mecklenburg counties including the two-story brick commercial building at what is now 78-82 Union Street South in Concord. The frame building of undetermined date that stood on the site by the early 1870s was known as the Concord Hotel until 1877, when it was enlarged and remodeled by contractor Willis W. Robinson and renamed "Morris House." The establishment was regularly renovated, expanded, and renamed through the early twentieth century. A series of proprietors including J. M. Blair, J. M. Cross, S. L. Klutz, R. W. Bigger, and H. L. Williams leased the hotel on an annual basis. A two-story six-room annex completed in January 1902 resulted in a total of thirty rooms. The interior was concurrently painted and wallpapered and an electric bell system and new furnishings and appliances were installed. Another two-story brick addition was erected in May 1902. During that year, the hostelry was known as the Miltonian Hotel under R. W. Bigger's oversight. When H. L. Williams assumed management in January 1903, it became the Leland Hotel. It is unclear how much of the earlier structure remains in the building at 78-82 Union Street South, which achieved its current appearance in 1906 when dramatically remodeled by contractors Ed Misenheimer and John Bulla. The façade was replaced, floors lowered, and interior reconfigured to serve as a U. S. Post Office on the first floor and a Benevolent and

Protective Order of Elks (BPOE) lodge on the second floor.⁴

P. M. Morris also commissioned the construction of the adjacent two-story brick commercial building at 70-74 Union Street South. Contractors laid the foundation in late October 1890 and finished work in April 1891. One of his family's businesses, Morris Hardware Company, which offered a wide array of building materials, household goods, buggies, wagons, and farm machinery, occupied a storefront until January 1904. The concern then sold its hardware inventory and leased the retail space to another merchant, but continued to sell conveyances and equipment. Tenants through the early twentieth century included a printing company, photographer, undertaker, and furniture, grocery, and general merchandise stores.⁵



The red star indicates the 1904 P. M. Morris Building's location on Philadelphia cartographer O. W. Gray and Son's 1882 map of Concord.

Morris House, the hotel owned by P. M. Morris, is to the south (right).

After P. M. Morris died in October 1902, his sons Zebulon Alexander, William Lee Meek, and Williamson Wallace Morris, all already involved with the family businesses, inherited much of his property. The men already owned sizable farms and other real estate and continued to increase their holdings. To that end, the brothers established P. M. Morris Realty Company in March 1906. Z. A. Morris (1860-1948) had returned to Concord after graduating from Davidson College in 1882 and studying law at the University of Virginia. He managed the family's hardware store at 70-74 Union Street South until it closed in 1904 and was president of Cabarrus Mutual Fire Insurance Company. He was an

⁴ "North Carolina News," *Southern Home* (Charlotte), February 12, 1877, p. 2; "Blair's Hotel," *Concord Register*, April 7, 1877, p. 4; "Morris House," *Concord Register*, June 2, 1877, p. 4; "Improvement," *The Sun* (Concord), February 6, 1877, p. 3; "P. M. Morris," *Charlotte Democrat*, January 23, 1880, p. 2; "Morris House," *Concord Times* (hereafter abbreviated as *CT*), May 9, 1890, p. 1; "Concord's New Hotel," *Charlotte Daily Observer*, March 5, 1902, p. 7; "Addition to the Miltonian Hotel," *The Standard*, May 8, 1902, p. 3; "Miltonian Under New Management," *CT*, January 8, 1903, p. 2; "Post Office Rooms Found," *CDT*, July 14, 1906, p. 1; *CDT*, July 30, 1906, p. 4, and August 3, 1906, p. 4.

⁵ *The Standard*, October 23, 1890, p. 3; *CT*, April 2, 1891, p. 3; *The Standard*, January 29, 1891, p. 3; "The Morris Hardware Company," *CT*, November 21, 1895, p. 3.

active member of First Presbyterian Church, where he taught Sunday school.⁶ W. L. Morris (1863-1956), an 1886 Davidson College graduate, represented Cabarrus County in the North Carolina House of Representatives in 1911-1912 and Senate in 1915-1916. He chaired P. M. Morris Realty Company's board of directors, served as a trustee for Mitchell College in Statesville, and was a founding member and elder of Patterson Presbyterian Church. W. W. Morris (1870-1934) also attended Davidson College. Following his 1892 graduation, he became an educator and one-term (1901-1902) legislator in the North Carolina House of Representatives. He headed a private school in Concord from September 1903 through May 1915 and was a trustee of the Concord Public Library and First Presbyterian Church. All three men were highly regarded community leaders.⁷

P. M. Morris Building

The Morris brothers announced plans to erect an expansive commercial building on Union Street South's west side in February 1903. The one-acre tract, which contained six frame buildings, had been jointly owned by the Morris family and African American entrepreneur Warren C. Coleman and his wife Jane until January 14, 1903, when the Morris brothers purchased the Coleman's half-interest for \$5,250. The Morris brothers soon had architectural drawings rendered for the new building, but newspaper accounts do not identify the architect.⁸ However, in January 1904, when the brothers considered enlarging their complex at 70-82 Union Street South that housed the Leland Hotel and other commercial establishments, McMichael and Hunter of Charlotte, headed by J. M. McMichael and Leonard L. Hunter, drew plans for an unrealized expansion that would have added a third floor. The Morris brothers thus may have commissioned the firm to design the building they named in memory of their recently deceased father P. M. Morris.⁹

However, other Charlotte architects, notably Hook and Sawyer, headed by Charles C. Hook and Frank M. Sawyer, were also working in Concord during the early-twentieth century. The firm designed neighboring Union Street structures including City Hall and the Pythian Building, both completed in 1903, as well as the 1902 graded school. The contractors who undertook the P. M. Morris Building's construction are also unidentified. Prolific Concord builders at that time include A. H. Propst, who was awarded the graded school contract. City Hall was erected by craftsmen employed by brick manufacturer and mason R. A. Brown and carpenter D. A. Caldwell. The crews of R. A. Brown and A. H. Propst constructed the Pythian Building.¹⁰

The P. M. Morris Building site was readied following June 1903 demolition of the existing frame buildings. Cabarrus Savings Bank, Bell and Harris Furniture Company, and Western Union Telegraph

⁶ Cabarrus County Will Book 4, p. 465; "Cabarrus Mutual Fire Insurance Company," *CT*, March 18, 1903, p. 5; "Morris Hardware Store Going Out of Business," *CT*, January 8, 1904, p. 3; "Death Takes Zeb A. Morris," *CDT*, October 15, 1948, pp. 1-2.

⁷ "Local and Otherwise," *CT*, August 12, 1903, p. 3; "Williamson W. Morris," *News and Observer* (Raleigh), June 25, 1934, p. 2; "Mr. Morris Dies, Funeral Set Today," *CDT*, April 30, 1956, pp. 1-2; John L. Cheney Jr., *North Carolina Government, 1585-1979: A Narrative and Statistical History* (Raleigh: North Carolina Department of the Secretary of State, 1981), 479, 488, 492.

⁸ "Death of Mr. P. M. Morris," *CT*, October 16, 1902, p. 5; "Another Handsome Block," *CT*, February 12, 1903, p. 3; "Important Real Estate Deal," *CT*, January 22, 1903, p. 3; *CT*, February 5, 1903, p. 3; Cabarrus County Deed Book 60, p. 148.

⁹ Following McMichael and Hunter's brief partnership in 1903-1904, the men each established independent firms. J. M. McMichael rendered plans in 1904 for the First Presbyterian Church on West Depot Street completed by contractor R. A. Brown in 1905 and in 1909 for a Baptist church at Gibson Mill. "Morris Bros. to Erect a New Hotel," *CT*, January 5, 1904, p. 3; "New Presbyterian Church," *CT*, March 7, 1905, p. 5; *CT*, March 25, 1900, p. 5.

¹⁰ "New Central Graded School Building," *CT*, March 6, 1902, p. 3; "Our New Central Graded School Building," *CT*, March 20, 1902, p. 3; *CT*, July 3, 1902, p. 3; *DS*, August 4, 1902, p. 2; "Our New City Hall," *CT*, August 7, 1902, p. 3; "Concord's New City Hall," *CT*, August 21, 1902, p. 3; "New Site for the Town Hall," *CT*, September 18, 1902, p. 3;

Company occupied the first floor soon after the building's spring 1904 completion. Cabarrus Savings Bank, established in 1897, leased the north storefront from April 1904 until occupying its newly constructed five-story Classical Revival-style building directly across the street at 57 Union Street South in 1924. The Concord Perpetual Building and Loan Association, organized in 1888, shared the bank's space. Western Union Telegraph Company was located at the north storefront's south end, adjacent to the central stair. Bell and Harris Furniture Company, also founded in 1897, operated one of Concord's most successful retail establishments in the south storefront from May 1904 until moving to 29 Cabarrus Avenue East in 1924. The concern supplied furnishings, appliances, and funeral equipage and services. The June 14th grand opening was enlivened by piano and gramophone music.¹¹

Myriad entrepreneurs including physicians, lawyers, and other professionals leased offices on the upper two floors, many relocating from other downtown locations. New York-based J. W. Larrabee and Company, a bucket purveyor, opened an office in early May 1904. At the end of that month, physician J. S. Lafferty occupied rooms 15 and 16 east of the second-floor stair landing. Attorney Luther T. Hartsell leased a third floor office in June. Insurance and real estate agent Thomas J. White and attorneys Adams, Armfield, Jerome, and Maness followed in July.¹²

In January 1905, contractor C. C. Whitaker remodeled portions of each floor to serve as the Normandy Hotel, which was operated by V. L. Norman from mid-February 1905 until July 1906. Guests during the first two days were from Alabama, Atlanta, Augusta, Charlotte, Columbia, Concord, Detroit, Florida, Lynchburg, New York, Philadelphia, and Washington, D. C.¹³ Although the hostelry was short-lived at that location, upon its closure Norman assumed management of the three-story 1888 Concord National Bank-St. Cloud Hotel that stood on Union Street North's east side. The business was renamed the Normandy-St. Cloud Hotel. The Morris Brothers had purchased the building from J. W. Cannon in conjunction with the P. M. Morris Realty Company's March 1906 organization.¹⁴

Some rooms on the P. M. Morris Building's second and third floors continued to house boarders, but most reverted to office use in late summer 1906. Tenants included the Cabarrus County Republican Executive Committee. By January 1907, Queen Café, managed by J. E. Clontz, began operating in the central portion of the first floor that had functioned as the hotel lobby and office. The eatery, which featured a lunch counter, soda fountain, and cigar stand, also provided dining service for boarders, to-go meals, and event catering. The establishment was replaced in late 1907 by offices of the Concord Tribune and its associated business Peoples Print Shop. Luther T. Hartsell, Thomas J. White, and Adams, Armfield, Jerome, and Maness remained upstairs office tenants in 1908, joined by brick manufacturer and building contractor R. A. Brown's Sons (established that year as the successor business to R. A. Brown and Sons), physician and surgeon L. N. Burleyson, Life Insurance Company of Virginia, Metropolitan Life Insurance Company, and Young-Hartsell Mills Company.¹⁵

¹¹ "Local and Otherwise," *CT*, June 10, 1903, p. 5; "Cabarrus Savings Bank," *CT*, "Local and Otherwise," *CT*, May 27, 1904, p. 3; April 29, 1904, p. 2; "Grand Opening Day," *CT*, June 10, 1904, p. 2; "Our Building and Loan Association," *The Standard*, June 8, 1888, p. 3; Sanborn Map Company, "Concord," 1906-1947; *Miller's Concord, North Carolina, City Directories*, 1908-1920.

¹² *CT*, May 3, 1904, p. 3; "Notice of Removal," *CT*, May 31, 1904, p. 2; "Adams, Armfield, Jerome, and Maness," *CDT*, July 4, 1904, p. 2; "Insurance and Real Estate," *CDT*, July 8, 1904, p. 4.

¹³ *CDT*, January 18, 1905, p. 4; "Normandy's Guests," *CDT*, February 18, 1905, p. 2.

¹⁴ "New Hotel Situation," *CDT*, March 1, 1906, p. 1; "Trouble at Fourth of July Rally Near Concord," *Greensboro Daily News*, July 6, 1906, p. 3.

¹⁵ "Republican Headquarters in Normandy Building," *CDT*, September 25, 1906, p. 2; *CDT*, January 22, 1907, p. 4; "The Queen Café," *CDT*, May 17, 1907, p. 2; "Local and Otherwise," *CT*, January 14, 1908, p. 3; *Miller's Concord, North Carolina, City Directory*, 1908.

Campbell's School, a private high school headed by Reverend Wright G. Campbell, opened its first session in an upstairs suite in mid-September 1907. Campbell, a former pastor of St. James Lutheran Church in Concord, and his wife Mary had resided in Mechanicsburg, Pennsylvania, and Woodstock, Virginia after leaving Concord in 1893. The school only operated for the 1907-1908 term. In January 1909, Mary Campbell became the matron and Reverend Campbell a teacher at the newly opened Stonewall Jackson Manual Training and Industrial School near Concord.¹⁶ Morris High School, headed by W. W. Morris, was located in the building from November 1909 until May 1915. Morris had previously conducted the school, which he established in September 1903, in the academy building.¹⁷

P. M. Morris Realty Company agreed to donate twenty-six feet of Barbrick Street (now Avenue) to the town in January 1911 with the understanding that the road would be paved and lined with concrete sidewalks. This action facilitated egress to the company's property fronting Barbrick Avenue just west of City Hall, where they engaged R. A. Brown's Sons to build three brick commercial buildings in January 1912 for uses including L. E. Lipe's garage and Cline Brothers Company's general store. The Concord Times-Tribune moved from the P. M. Morris Building to the Morris Realty Building at 78-82 Union Street South in mid-October 1912. Julius Fisher and Company, which sold dry goods and women's and children's clothing and accessories, leased the former Concord Times-Tribune storefront in January 1912 and remained until 1934.¹⁸

Attorneys, dentists, accountants, insurance agents, and local organizations such as the Concord Merchants Association worked from upper-floor offices during the 1910s and 1920s. Following Bell and Harris Furniture Company's 1924 departure, J. C. Penney Company occupied the storefront that comprises the south half of the first floor around 1928. After Julius Fisher and Company closed in 1934, Purcell's Women's Clothing and Purcell's Beauty Salon leased the north storefronts. Office tenants in 1936 included optometrist Herbert W. Ritzman, Southern Nail Company, chemical purveyor Texas Sales Corporation, American National Insurance Company, New York Life Insurance Company, State Capital Life Insurance Company, and attorneys Albert B. Palmer, Charles S. Morgan Jr., Zebulon A. Morris Jr., and H. Sinclair Williams. During the late 1930s, Charles Stores Company, a department store, moved from 40 Union Street South to the north half of the P. M. Morris Building's first floor. The wall between the central and north storefronts was removed at that time. New office tenants by 1940 included the Charlotte Private Detective Association, Boy Scouts of America Central North Carolina Council, State Employment Service, Jefferson Standard Life Insurance Company of America, Home Security Life Insurance Company, bondsman J. Dan Stallings, and attorney Ephriam L. Shelton. By 1946, Princess Beauty Shop, Margie's Beauty Salon, the United States Soil Conservation Service, seamstress Magonia

¹⁶ The Campbells resided and managed facilities at Jackson Training School until Mary's sudden illness in October 1910. After her November death in Woodstock, Reverend Campbell remained in Virginia. "Mr. Campbell Again Resigns," *CT*, July 13, 1893, p. 3; "Reverend W. G. Campbell to Open a School Here," *CT*, July 30, 1907, p. 3; "School Notice," *CDT*, August 30, 1907, p. 2; "At the Training School," *CDT*, January 12, 1909, p. 1; "Death of Mrs. Campbell," *CT*, November 10, 1910, p. 1; "Rev. W. G. Campbell to Remain in Virginia," *CT*, December 1, 1910, p. 1.

¹⁷ "Local and Otherwise," *CT*, August 12, 1903, p. 3; "Morris School Moves," *CDT*, November 6, 1909, p. 3; "Morris High School Closes," *CDT*, April 25, 1912, p. 1; *Miller's Concord, North Carolina, City Directory*, 1913; *DT*, September 8, 1913, p. 4.

¹⁸ In April 1913, a one-story addition was erected at the Morris Realty Building to contain the Concord Times-Tribune's printing press. The addition's roof served as a terrace for the second-floor Elks Hall. "Barbrick Street to be Improved," *CT*, January 12, 1911, p. 1; *CDT*, October 9, 1912, p. 8; "The Times-Tribune Office Being Enlarged," *CDT*, April 18, 1913, p. 1.

Hughes, and dentist Stephen H. Strawn were among the upper-floor tenants.¹⁹

Evans College of Commerce, founded in 1940 by Gastonia residents Raymond A. and Callie C. Evans, leased the entire third floor in March 1948 and remodeled it to create classrooms. The college, which also operated in Charlotte and Gastonia, began offering day and evening courses in subjects including accounting, advertising, business administration, investing, and real estate in late May. Presbyterian College graduate and World War II veteran W. D. Ratchford Jr. was president and manager of the Concord branch, which moved to 24 East Depot Street around 1959, until 1963, when J. Howard Graham assumed oversight and changed the school's name to Evans Business College.²⁰

Office occupancy at the P. M. Morris Building was high through the 1950s, but declined thereafter. Second-floor tenants in the 1960s included Concord Finance Company, Alfred L. Hurt and Company, Louise Beauty Shop, Parents Institute, and the dental practice of H. H. Wellman and Son. During the early 1970s, Concord Finance Company, P. M. Morris Real Estate Company, attorneys Marshall B. Sherrin Jr. and Thomas K. Spence, and a U. S. Department of Agriculture Food and Nutrition Service branch occupied offices. Marshall Sherrin remained in 1975, joined by the Concord Optimist Club and National Life Brokers Association. Insurance agent Ed Palmer was the only office tenant other than P. M. Morris Real Estate Company in 1980. P. S. I. Carolina's Inc. and Capital Management Services leased rooms by 1985. P. M. Morris Real Estate Company remained until 1988. The third floor was vacant from 1963 through the 1980s.²¹

Although Carolina Mall at 1480 North Concord Parkway opened in September 1972, drawing shoppers away from downtown, Charles Stores continued to operate in the north storefront through the late 1970s. Wise Fashions, Charm Clothing, and Linda B Fashions, owned by Linda G. Barkley, leased the north storefront during the 1980s. J. C. Penney remained in the south storefront until October 1987. The company then consolidated its Concord and Kannapolis stores at Carolina Mall.²²

Troutman Land Investments, Inc. bought the building from P. M. Morris, a limited partnership, on April 21, 1988. When the concern sold the property to Judy P. and John H. McCrimmon Jr. on May 13, 1990, most of the building was vacant. However, Al-Mar Ceramics and Stowe's Bonding Company occupied the north storefront and Lawing Realty was the sole office tenant. The north storefront tenants remained in 1995, joined by White's, an office supply and printing company. Your Gym leased the south storefront from 1990 until 2000, successively followed by Needles, a sewing notion purveyor, and Dice's Antiques. Union Street Bistro has occupied the north storefront and Tisun Beauty Supply and Charoz Beauty Salon the south storefront from 2005 until 2022. Upstairs rooms housed the Concord School of Tae Kwon Do, Fashion Paint Consultants, Town and Country Real Estate, and Colony Properties on the second floor and Quest Consultants (engineers) on the third floor. Myriad other professionals also leased offices until the

¹⁹ Baldwin Directory Company, *Baldwin's Concord, North Carolina, City Directories* (Charleston, South Carolina: Baldwin Directory Company, 1936-1946); Hill Directory Company, *Hill's Concord City Directories* (Richmond: Hill Directory Company, 1949-1980).

²⁰ Ibid.; "Geyer School is Purchased by R. A. Evans," *Charlotte Observer*, April 1, 1945, p. 8; "Evans College of Commerce," *Charlotte Observer*, July 22, 1945, Section 3, p. 8; Business School Set to Open in Concord," *Charlotte News*, March 29, 1948, p. 13A; "Commerce School Set," *Charlotte News*, May 22, 1948, p. 10.

²¹ *Hill's Concord City Directories*, 1960-1980; R. L. Polk and Company, *Concord, North Carolina, City Directories* (Detroit: R. L. Polk and Company, 1985-2020).

²² Ibid.; Jim Wrinn, "Penney Closing 2 Stores for Move," *Charlotte Observer*, October 4, 1987, p. 13.

building's February 17, 2022 sale to Morris Building, LLC.²³

Bell and Harris Furniture Company

The company's founders, Cabarrus County native William Levi Bell (1851-1930) and Montgomery County native William Randall Harris (1856-1942), were well-respected Concord businessmen in 1897, when they partnered to open a namesake furniture store. Bell, a furniture salesman and undertaker, had been employed for many years at the general mercantile established by J. W. and D. F. Cannon that was reorganized as Cannons, Fetzer, and Wadsworth in 1877 and Cannons and Fetzer Company in 1881.²⁴ After Bell invested in the business, it traded as Cannons, Fetzer, and Bell. In 1895 Bell purchased inventory with the intention of opening his own furniture store. Instead, in January 1896 he sold the stock to Dry and Wadsworth, a Concord furniture purveyor since 1894, and worked as a salesman and embalmer for that company. In March 1897, Bell and Patterson Mills store manager W. R. Harris became Dry and Wadsworth's majority shareholders and renamed the enterprise Bell, Harris, and Company. The concern offered a wide variety of furnishings, appliances, and funeral equipage and services from a two-story brick South Union Street building by 1898.²⁵

The business incorporated as Bell and Harris Furniture Company in January 1901, with Bell as president, Harris secretary-treasurer, and J. W. and D. F. Cannon, C. A. Dry, and J. C. Wadsworth as directors. The concern moved from a South Union Street storefront where Cannon and Fetzer Company occupied the upper floor to the storefront adjacent to Gibson's drug store in January 1902. Bell headed the undertaking department, which had two hearses. He was a leader in the field, becoming the state's first licensed embalmer in September 1901 and serving on the North Carolina Funeral Directors and Embalmers' board for decades. He was also a director of the Retail Furniture Dealers' Association of North Carolina and the Southern Retail Furniture Association.²⁶

Bell and Harris Furniture Company occupied a 20,000-square-foot showroom in the 1904 P. M. Morris Building at 48-56 South Union Street in May 1904 and expanded to neighboring Rowan County in 1905, opening a satellite store in Spencer. In May 1907, Bell partnered with Thomas Walter Summersett to establish an undertaking company in Salisbury. Thomas's father William B. Summersett had sold coffins, caskets, and other funerary goods at his furniture store since 1904. Summersett Undertaking Company handled that portion of the business after incorporating in April 1908 with Bell, T. W. and W. B.

²³ Cabarrus County Deed Book 663, p. 245; Deed Book 752, p. 202; Deed Book 15853, p. 344; R. L. Polk and Company, *Concord, North Carolina, City Directories*, 1985-2020; John H. McCrimmon Jr., conversations with Heather Fearnbach, February 2022.

²⁴ Newspaper advertisements and city directories also refer to the company with a singular "Cannon" in its name. "To the Public," *The Sun*, January 23, 1877, p. 2; "Third and Last Notice," *Concord Register*, February 25, 1881, p. 3.

²⁵ *Daily Standard* (Concord; hereafter abbreviated *DS*), December 23, 1895, p. 3; "Considerable Excitement," *DS*, June 4, 1895, p. 1; "Concord," *Charlotte Observer*, November 7, 1895, p. 1; "New Furniture Store," *CT*, December 19, 1895, p. 3; "Concord in Print," *DS*, December 24, 1896, p. 1; *CT*, January 28, 1897, p. 3, and March 18, 1897, p. 3; "An Important Business Change," *DS*, March 3, 1897, p. 1; "The Furniture Store Changes Hands," *CT*, March 4, 1897, p. 3; "Bell, Harris, and Company," *CT*, March 10, 1898, p. 4; "Candidates and Furniture," *CT*, December 8, 1898, p. 5; "Harris, 84, is Claimed by Death," *Asheville Citizen Times*, March 16, 1942, pp. 1 and 2; "W. R. Harris Funeral Rites Set for Today," *Asheville Citizen Times*, March 17, 1942, p. 5; death certificates; grave markers.

²⁶ "The World Do Move," *CT*, November 7, 1901, p. 3; "N. C. Funeral Directors," *Evening Visitor* (Raleigh), June 23, 1893, p. 4; *Wilmington Messenger*, January 13, 1901, p. 7; *Morning Post*, January 11, 1901, p. 5; *CT*, September 26, 1901, p. 3; "Bell and Harris Furniture Company," *DS*, January 15, 1902, p. 1; *CT*, January 23, 1902, p. 3; Cannon and Fetzer Co. to Expand," *DS*, February 2, 1902, p. 1; "Undertakers in Session," *Asheville Citizen Times*, May 14, 1902, p. 3; *Charlotte News*, June 16, 1906, p. 2; *CT*, June 22, 1914, p. 5.

Summersett, and R. M. Davis as stockholders.²⁷

Wiley Monroe Linker (1840-1920), a No. 10 township farm owner, and his son Mark Monroe Linker (1879-1935), became involved with Bell and Harris Furniture Company in the early twentieth century. M. M. Linker was a salesman and obtained an embalmer's license in 1909. In May 1910, W. R. Harris sold his share of the company to W. L. Bell and W. M. Linker and relocated to Asheville, where he established a store co-managed by his son Theodore. In June 1910, Bell and Harris Furniture Company sold the Spencer store to its manager Samuel F. Harris and P. Stoudemire.²⁸

M. M. Linker assumed Bell and Harris Furniture Company's presidency by 1914. W. L. Bell then served as secretary-treasurer and R. A. Brower and G. C. Love were directors. The concern continued to prosper and remained in the P. M. Morris Building. The company was one of four Concord furniture purveyors in 1916, when Bell and other prominent business leaders advocated for the creation of the Concord Merchants' Association.²⁹

M. M. Linker remained Bell and Harris Furniture Company's president in 1920, when his younger brother William Mack Linker (1886-1932), known as W. M. Linker Jr., was elected secretary-treasurer. Their father died suddenly in April of that year. Company employees included Mamie Sappenfield, who headed the music department in 1921, and salesman S. O. Eddleman. The concern increased its capital stock from \$25,000 to \$100,000 in 1922. A need for additional showroom space precipitated the decision to erect the three-story building at what is now North Church and East Cabarrus Street's northwest corner (29 Cabarrus Avenue East). Construction commenced by November 1923 and the new store was finished in 1924.³⁰

Julius Fisher and Company - Fisher's Department Store

Concord native Julius Franklin Fisher (1891-1957) began working at Concord mercantile H. L. Parks and Company in August 1902, advancing from package wrapper to salesman and dry goods department manager by 1910. He opened his own store, Fisher's, in March of that year, specializing in women's hats and accessories. The concern initially operated from the Phifer Building storefront previously occupied by merchant D. J. Bostian and relocated in August 1910 to the storefront at the corner of West Depot and Union streets that had been utilized by the Concord Drug Company. In January 1912, the growing business moved to the P. M. Morris Building's central storefront, which provided ample room for women's and children's millinery, notion, and ready-to-wear clothing departments. Fisher frequently traveled to New York to purchase the latest fashions. In February 1913, he acquired Krescent Five and

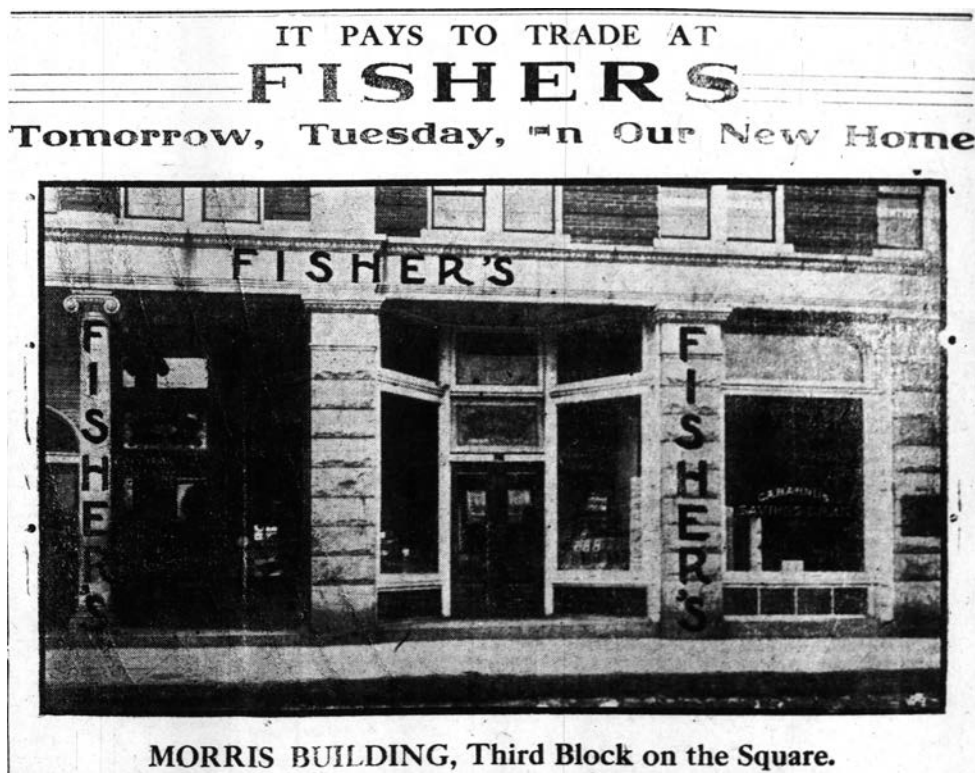
²⁷ "Local and Otherwise," *CT*, May 27, 1904, p. 3; "Enterprising Spencer Firm," *Salisbury Evening Post*, May 14, 1906, p. 4; "A New Undertaking Firm," *Carolina Watchman* (Salisbury), May 1, 1907, p. 3; "Everything Pub. Co. Changes Name," *Raleigh Times*, April 16, 1908, p. 7.

²⁸ "No. 10 Township," *CT*, February 14, 1905, p. 2; *Concord Daily Tribune* (hereafter abbreviated *CDT*), April 26, 1909, p. 3; "Mr. W. R. Harris Goes to Asheville," *CT*, May 23, 1910, p. 4; "Bell and Harris Furniture Co. Sell Spencer Branch," *CT*, June 9, 1910, p. 1; death certificates; grave markers.

²⁹ "Pays 12 Per Cent," *CDT*, February 3, 1914, p. 4; "Another Meeting is to be Held Tonight," *CDT*, September 27, 1916, p. 1; "Bell and Harris Furniture Company," *CT*, February 17, 1916, p. 14; Clarence E. Horton, Jr., ed., *A Bicentennial History of Concord* (Concord, North Carolina: Concord Bicentennial Committee, 1996), 345.

³⁰ Cabarrus County Deed Book 126, p. 472; *CDT*, February 10, 1919, p. 3; January 3, 1921, p. 3; October 20, 1922, p. 5; "Mr. W. Monroe Linker Died Thursday Night," *CDT*, April 30, 1920, p. 1; "Other Locals," *CDT*, February 8, 1921, p. 6; "New Charters," *Winston-Salem Journal*, February 26, 1922, p. 2; "Many New Dwellings and Business Buildings Going Up at Concord—All Lines Active," *Manufacturers' Record*, November 1, 1923, p. 93.

Ten-Cent Store's inventory (china, glassware, and household and kitchen supplies) and opened "The Sellar" in the basement beneath his store.³¹



Concord Times, January 15, 1912, p. 5

Julius Fisher soon expanded his business to Kannapolis, opening a general mercantile in partnership with his fiancée Margie A. Suther, R. L. Armour, and H. A. Scott, who incorporated the Fisher-Armour Company in August 1915. Julius Fisher and Company purchased Kimbrough and Company's Gastonia department store in September 1923, offering millinery and women's ready-to-wear clothing in the Realty Building on West Main Avenue. Fisher-Armour Company sold the Kannapolis store in February 1926. The Concord store prospered through the late 1920s, but did not survive the economic downturn during the Great Depression. Merchandise, furnishings, and equipment were sold at a public auction in November 1934. Fisher subsequently worked as a salesman at Hoover's Inc. in Concord and invested in a Roanoke, Virginia business. His second wife, Laura Robinson Fisher, who had assisted him in the store, led group tours to destinations throughout the United States and to Havana, Cuba from 1936 until her 1939 death in an automobile accident.³²

³¹ *DS*, August 4, 1902, p. 3; "Julius Fisher to Open Store," *CT*, February 21, 1910, p. 1; "A New Business," *CDT*, February 21, 1910, p. 1; "Mr. Fisher Moving Today," *CDT*, August 23, 1910, p. 1; "Julius Fisher & Co. to Move Their Store," *CDT*, August 3, 1910, p. 1; "A Concord Firm's Growth," *CDT*, January 15, 1912, p. 1; "Fishers," *CDT*, January 15, 1912, p. 5; "The Sellar," *CDT*, February 11, 1913, p. 1; "New Mercantile Firm at Kannapolis," *CDT*, August 6, 1915, p. 1; "Julius Fisher & Co.," *CDT*, February 21, 1916, p. 13.

³² "Julius Fisher & Co. Purchase Gastonia Firm," *Charlotte Observer*, September 7, 1923, p. 7; "Fisher-Armour Company at Kannapolis is Sold," *Charlotte Observer*, February 18, 1926, p. 2; "Bankrupt Sale," *Charlotte Observer*, November 4, 1934, Section 4, p. 8; "Mrs. Fisher's Funeral Held," *Charlotte News*, November 14, 1939, p. 6.

Architectural Context: Classical Revival-Style Commercial Architecture in Concord

None of Concord's mid- to late-nineteenth-century frame commercial buildings—typically one- or two-story weatherboarded structures, often with full-width shed-roofed front porches—remain. As merchants prospered, they replaced these utilitarian frame buildings with stylish and fire-resistant brick edifices intended to advertise their success and attract customers. Architectural journals, trade publications, and popular periodicals promoted brick construction, touting its beauty, versatility, and durability. Concord's earliest extant commercial buildings feature brick façades embellished with Italianate and Classical Revival-style corbelling, pilasters, and decorative parapets. Although the use of cast-iron and pressed-metal storefront, window, and cornice ornamentation was common during the early-twentieth-century, such elements were often removed as façades were updated.

Late-nineteenth-century commercial buildings in proximity to the P. M. Morris Building include 30-32 Union Street South, a two-part structure erected by 1882 that initially had identical simply executed red-brick façades. Each featured a recessed entrance, plate-glass display windows, and three second-story window openings with slightly projecting segmental-arched lintels. A flat parapet with a stepped cornice unified the buildings. However, both facades have been updated several times. During the early-twentieth century, 32 Union Street was ornamented in the Italianate mode with segmental-arched window hoods and a corbelled denticulated cornice beneath a flat parapet. The storefront was replaced during the late-twentieth century. Early-twentieth-century modifications at 30 Union Street South included Classical Revival treatments including stuccoing and scoring the second story to emulate stone blocks. The façade was framed with narrow, flat, stucco pilasters and a matching cornice, creating a recessed-panel second-story effect. An elaborate parapet featuring a bracketed modillion cornice and a round-arched central panel was added but removed in the late-twentieth century. The second story retains a painted scored-stucco finish and three segmental-arched window openings with slightly projecting lintels. The storefront was appropriately reconstructed in conjunction with the rehabilitation completed in 2018.

The three-story Romanesque Revival style 1903 Pythian Building at 36-40 Union Street South, like the P. M. Morris Building, represents more ambitious early-twentieth-century investment in Concord's commercial center. The Pythian Realty Company, incorporated in April 1902 by Concord businessmen including H. M. Barrow, W. L. Bell, L. D. Coltrane, F. L. Emery, R. L. McConnell, J. L. Miller, and C. F. Ritchie, commissioned the Charlotte architecture firm Hook and Sawyer, headed by Charles C. Hook and Frank M. Sawyer, to design the building. Construction was underway by July. Two storefronts, upper-floor offices, and an expansive second-floor meeting hall to be utilized by fraternal organizations including Knights of Pythias, Masons, and Woodmen of the World were gradually completed during early 1903. In mid-February, the Dry-Heath-Miller Company general store occupied the entire first floor. The concern consolidated in the south storefront in December 1904, allowing the newly organized Ritchie Hardware Company to occupy the north storefront in January 1905. Charlotte-based Efir's Department Store leased the south storefront in June 1907 and held a grand opening in September.³³

The Pythian Building's five-bay façade is distinguished by rusticated granite pilasters flanking two-story round-arched window openings with painted-brick surrounds. Each bay contains tall second-story paired one-over-one sash surmounted by geometric-pattern transoms, a recessed brick spandrel, and shorter

³³ Hook and Sawyer also designed Concord's 1902 graded school and 1903 City Hall, neither of which is extant. "New Central Graded School Building," *CT*, March 6, 1902, p. 3; *News and Observer*, April 26, 1902, p. 4; "The New K. of P. Building," *DS*, May 3, 1902, p. 1; "Pythian Realty Company," *DS*, May 12, 1902, p. 1; "New Buildings in Business Portion of City," *DS*, July 21, 1902, p. 1; *CT*, December 18, 1902, p. 2, and February 3, 1903, p. 3; "Concord's New Lodge Room," *CT*, February 5, 1903, p. 2; *CDT*, January 9, 1905, p. 5; "New Mercantile Business for City," *CDT*, June 15, 1907, p. 1.

third-story paired one-over-one sash framed by slightly projecting rusticated granite sills and fanlights. The corbelled granite parapet's tall, open, central bay contains a rooftop veranda with a granite balustrade. The storefronts were remodeled several times during the mid- and late-twentieth century.

As the Pythian Building was being completed in early 1903, the Morris brothers commenced planning for the P. M. Morris Building's construction. The Classical Revival-style building finished in 1904 was a sophisticated addition to the burgeoning central business district. The central stair entrance retains original double-leaf doors, a painted prismatic-glass transom, and a square stone-tile floor fronted by a brass plaque with "P. M. Morris" in capital letters. Although the brick-and-stone exterior walls have been painted and the cornice and central gable have been removed, the nine-bay three-section façade's intact upper two stories are distinguished by classical features including smooth-stone pilasters with egg-and-dart capitals, brick pilasters with Ionic capitals and keystone round arches, shield-and-foamate spandrels with egg-and-dart borders, banded-brick, segmental-arched third-story lintels ornamented with robust scroll keystones, and an egg-and-dart belt course. Paired one-over-one double-hung-wood second-story sash surmounted by rectangular two-pane transoms and flat lintels and shorter third-story paired one-over-one sash with fanlights illuminate the interior. One-over-one double-hung-wood sash windows and tall, narrow, side-hinged, wood-frame sash punctuate the more simply executed painted-brick secondary elevations.

Two monumental Beaux Arts buildings erected on Union Street during the 1920s demonstrate the Classical Revival style's enduring popularity. The five-story, brick, 1924 Cabarrus Savings Bank at 57 Union Street South (Local Historic Landmark 2018), designed by prolific Charlotte architect Willard G. Rogers and erected by Charlotte contractor T. C. Thompson and Brothers, occupies the northeast corner of the courthouse square opposite the P. M. Morris Building. The six-story, brick, 1926 Concord National Bank - Hotel Concord at 4-18 Union Street North (Local Historic Landmark 2019), designed by nationally prominent New York-based architect William Lee Stoddart, is located one block to the north.³⁴ The two tallest structures in downtown Concord display the classical composition of base, shaft, and capital commonly employed in "skyscrapers" of the period. Cabarrus Savings Bank features an ashlar-limestone-clad base with a pedimented west entrance, tall round-arched window opening, and a classical cornice engraved with the bank name. On the upper four stories, red-brick walls are punctuated by taupe-brick pilasters with Corinthian capitals that flank rectangular window openings with limestone surrounds beneath the denticulated modillion cornice and brick and limestone parapet. The building's rehabilitation to provide ground-floor retail and office space and upper-floor apartments was completed in 2021. Concord National Bank - Hotel Concord is embellished with ashlar limestone sheathing on the bank's two-story corner storefront; wire-cut, variegated-red-brick, Flemish-bond upper stories embellished with quoins; and limestone cornices, balustrades, string courses, and coping. The rehabilitation finished in 2018 updated ground-floor commercial space and created upper-floor apartments.

³⁴ "New Cabarrus Savings Bank," *Charlotte Observer*, July 15, 1923, Section D, p. 2; "Contract Let Wednesday for New Bank Building," *DT*, April 12, 1923, p. 1.

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Designation Parameters

Morris Building, LLC is seeking local historic landmark designation for the P. M. Morris Building's entire exterior and partial interior in order to recognize the property's architectural and historical significance and protect character-defining features delineated below.

Exterior

Central stair entrance with original double-leaf door, painted prismatic-glass transom, and square-stone tile floor fronted by a brass plaque embossed with "P. M. Morris" in capital letters
Smooth-stone pilasters with egg-and-dart capitals
Central bays framed by brick pilasters with Ionic capitals and keystone round arches
Central shield-and-foliate spandrels with egg-and-dart borders
Banded-brick side sections with segmental-arched third-story lintels ornamented with robust scroll keystones
Egg-and-dart belt course above the third-story windows
Paired one-over-one double-hung-wood second-story sash surmounted by rectangular two-pane transoms and flat lintels
Shorter third-story paired one-over-one sash with fanlights
One-over-one double-hung-wood sash windows and tall, narrow, side-hinged, wood-frame sash on secondary elevations.

Interior

Plaster walls and ceilings
Tongue-and-groove wood floors and ceilings
Molded wood cornices and chair rails
Baseboards capped with molded trim
Molded door and window surrounds
Three-panel and five-horizontal-panel doors surmounted by square glazed transoms
Wood stair railings with square balusters, molded handrails, and square paneled newels

Verbal Boundary Description and Justification

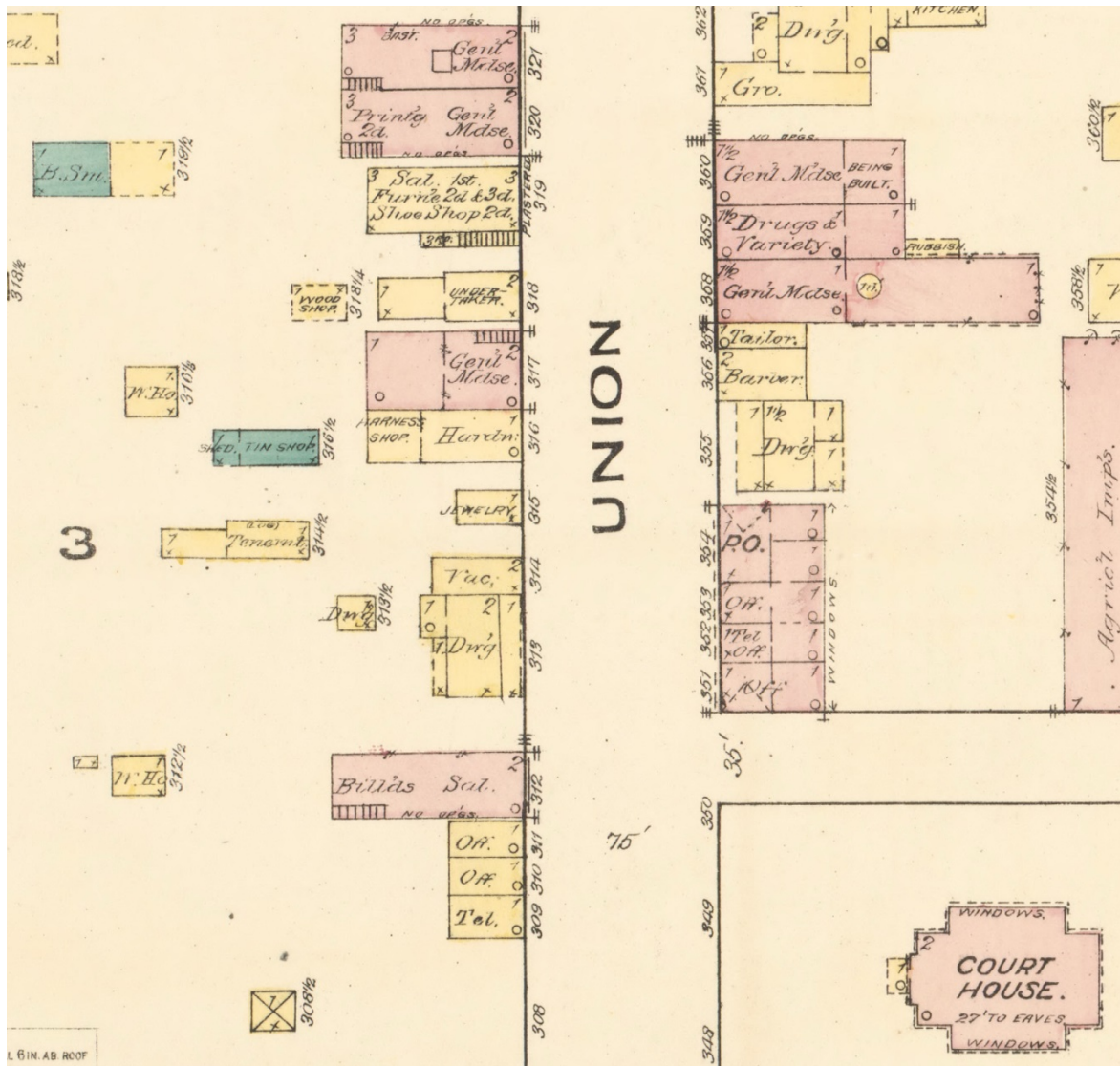
The proposed local historic landmark boundary consists of Cabarrus County tax parcel 5620-97-1613-0000 (0.47 acres), as indicated by the red lines on the following map. The parcel spans the block between Union Street South and Market Street, encompassing the asphalt-paved parking lot west of the building. The narrow concrete-paver alley adjacent to the north elevation, concrete-paver sidewalk east of the building, and paved concrete municipal sidewalk lining Market Street border the parcel boundary.

Local Historic Landmark Boundary



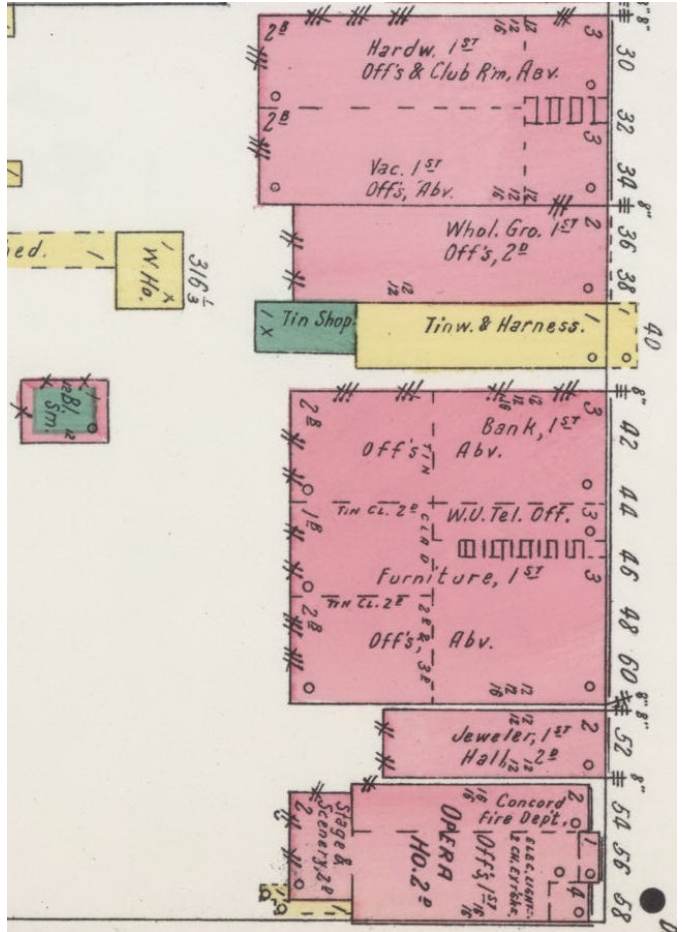
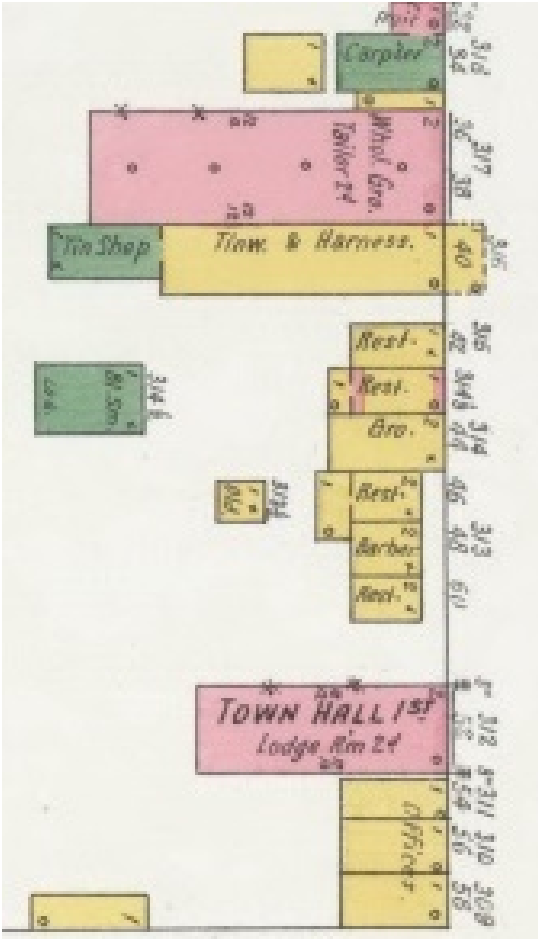
Cabarrus County tax parcel 5620-97-1613-0000 (0.47 acres)

2021 aerial from City of Concord Planning Department Mapping System
<https://maps.concordnc.gov>



Sanborn Map Company, "Concord," Sheet 1, July 1885

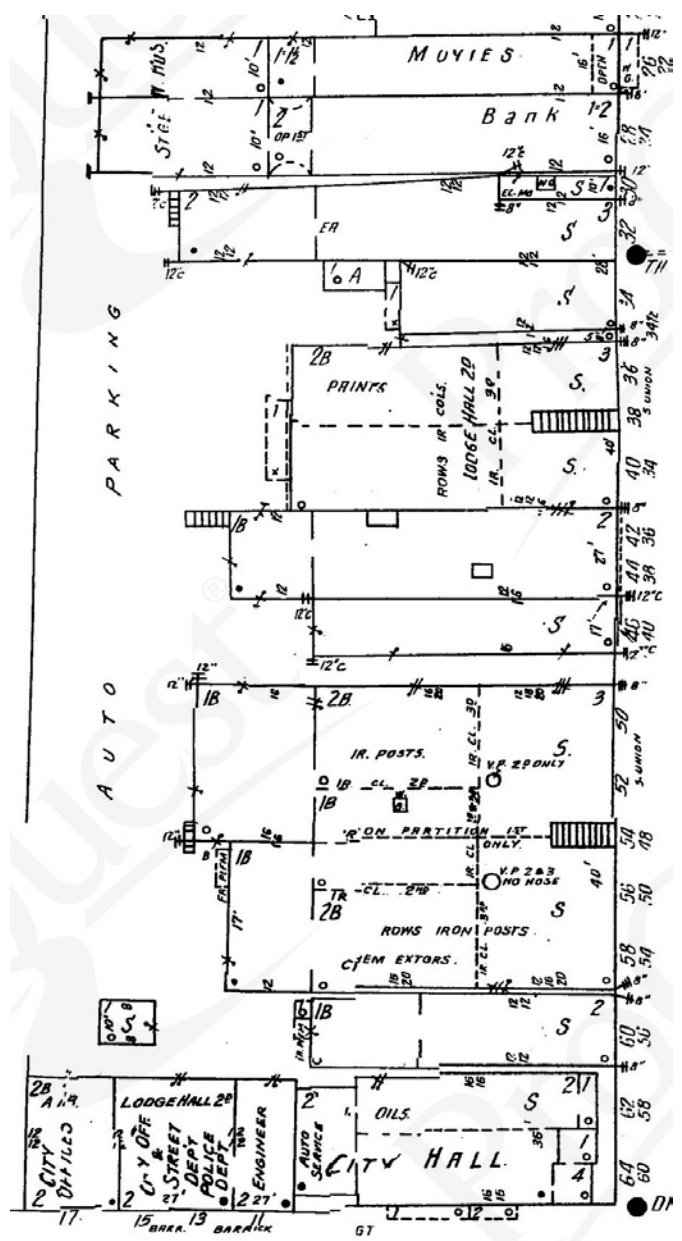
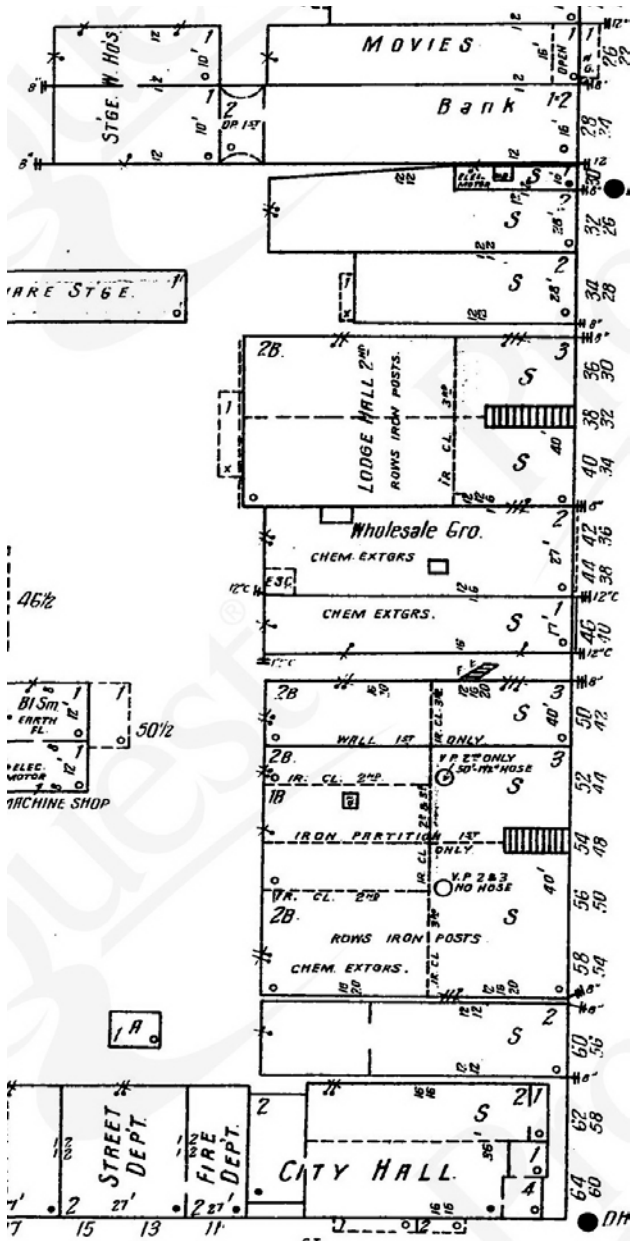
The frame buildings at 313-314 Union Street South occupied the future site of the P. M. Morris Building when the city's earliest Sanborn map was issued.



Sanborn Map Company, “Concord,” Sheet 4, March 1902 (left) and October 1906, Sheet 7 (right)

The site became 46-60 Union Street South between February 1897 and March 1902 (above left).

The P. M. Morris Building first appears on the October 1906 Sanborn map (above right) with the addresses 42-60 Union Street South.



Sanborn Map Company, "Concord," Sheet 5, May 1927 (left) and March 1947 (right)

The P. M. Morris Building's addresses changed to 42-54 Union Street South between October 1906 and June 1911 and 50-58 Union Street South between April 1921 and May 1927 (above left).

The one-story-on-basement rear addition was erected between 1930 (aerial photograph) and 1947.



Union Street South, looking northwest circa 1905 (above) and 1908 (below) Durwood Barbour Collection of North Carolina Postcards (P077), North Carolina Collection Photographic Archives, Wilson Library, UNC-Chapel Hill





HANDSOME FRONT OF JULIUS FISHER & CO'S STORE.

Julius Fisher & Co.

Headwear, Outer and Under Garments for Women and Children.

Among the many attractive merchandise houses in Concord, none shows a more enterprising spirit than that of Julius Fisher and Company.

This large store is handsomely stocked with high class dry goods, headwear, outer and under garments for women and children. From the extensive stock of this large store the wants of the most discriminat-

ing buyer can be filled.

On entering the store one is first impressed with the attractive order and business-like manner in which the stock is kept. This fact greatly facilitates the serving of customers, and makes shopping at this establishment a pleasure.

Another important feature of the store is the courtesy and attention extended to all customers by the large staff of salespeople. The stock carried by this store is recognized as one of the largest and most up-to-date in this section of the State, and the large show windows and extensive floor

space allow this stock to be displayed to the best advantage.

In addition to this store Julius Fisher and Company conduct another large establishment at Kannapolis, N. C.

Mr. Julius Fisher, the manager of the local store, is a native of this city, and is looked upon as one of the most progressive and aggressive business men in this entire section. He gained a valuable experience in the mercantile business in connection with H. L. Parks, and has risen to his present position by his own energy and business ability.

Concord Daily Tribune, February 21, 1916, p. 13

THE HOME OF



**Better Merchandise
and
Better Service**

“The Sweetness of Low Prices
Never Equals the Bitterness of Poor
Quality.”

It Pays to Trade at

FISHER'S

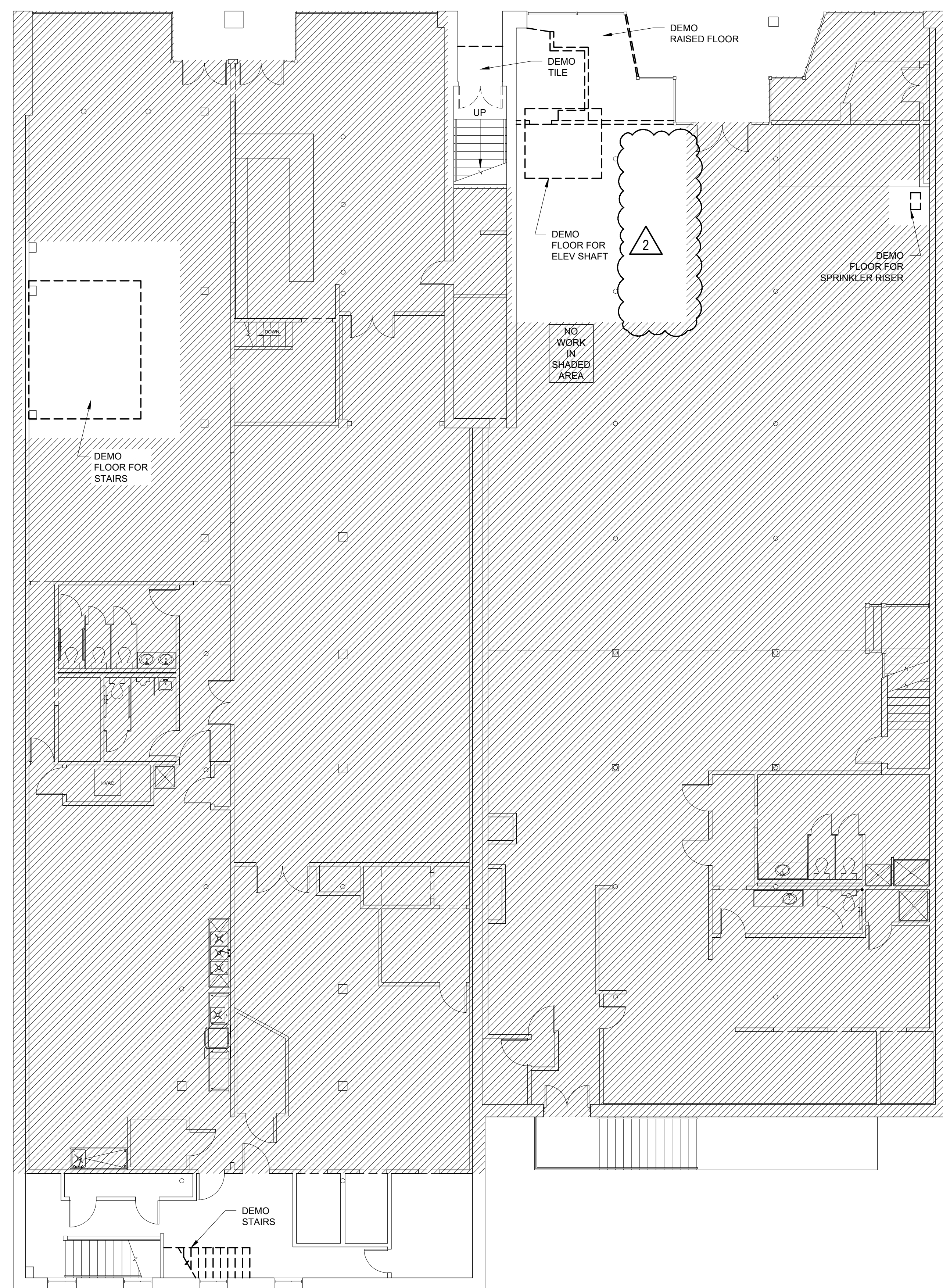
Morris Building

CONCORD, N. C.

Miller's Concord, North Carolina, City Directory, 1916

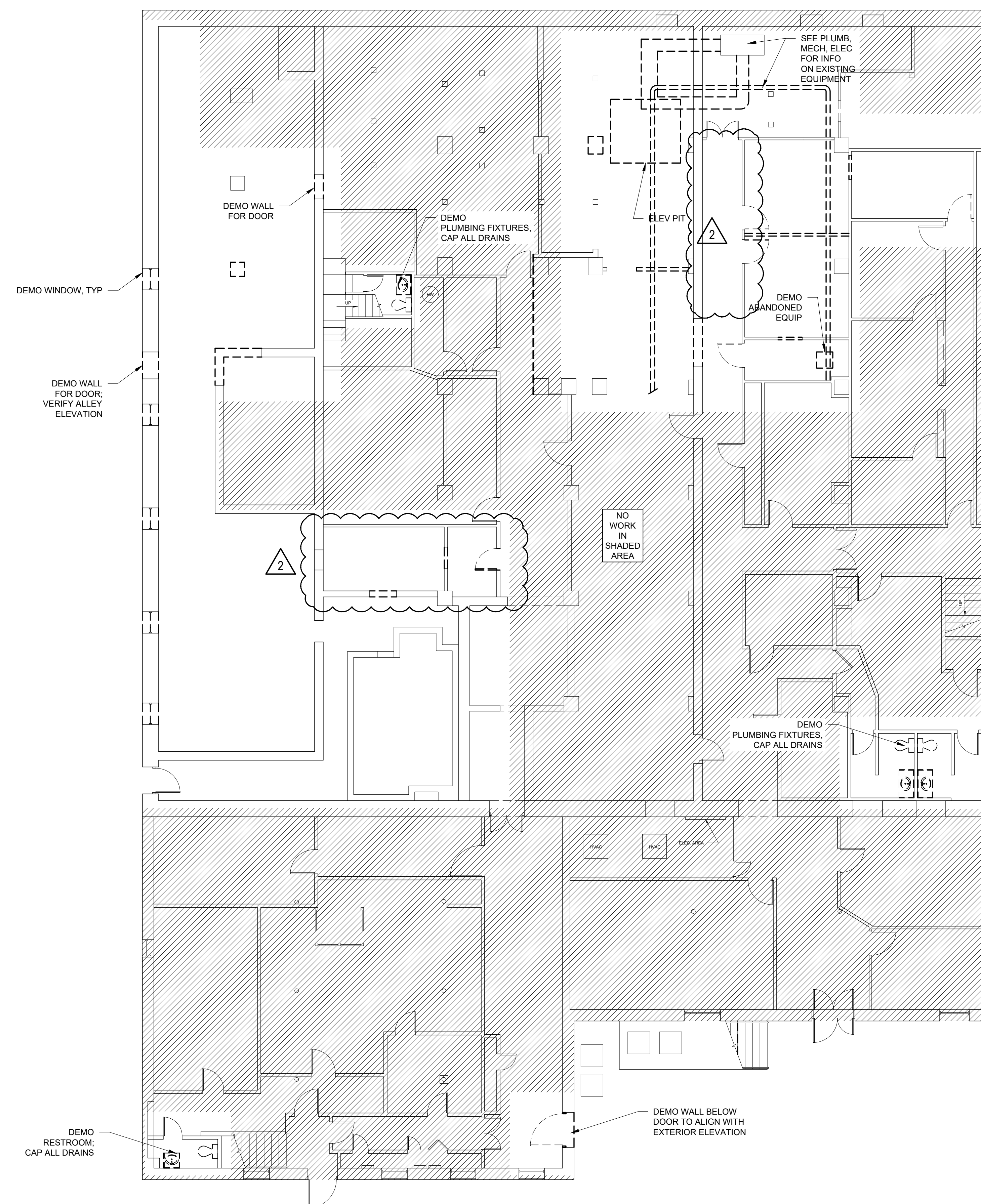
The neon “Fisher’s” sign was installed in late June 1912.³⁵

³⁵ *CT*, July 1, 1912, p. 5.



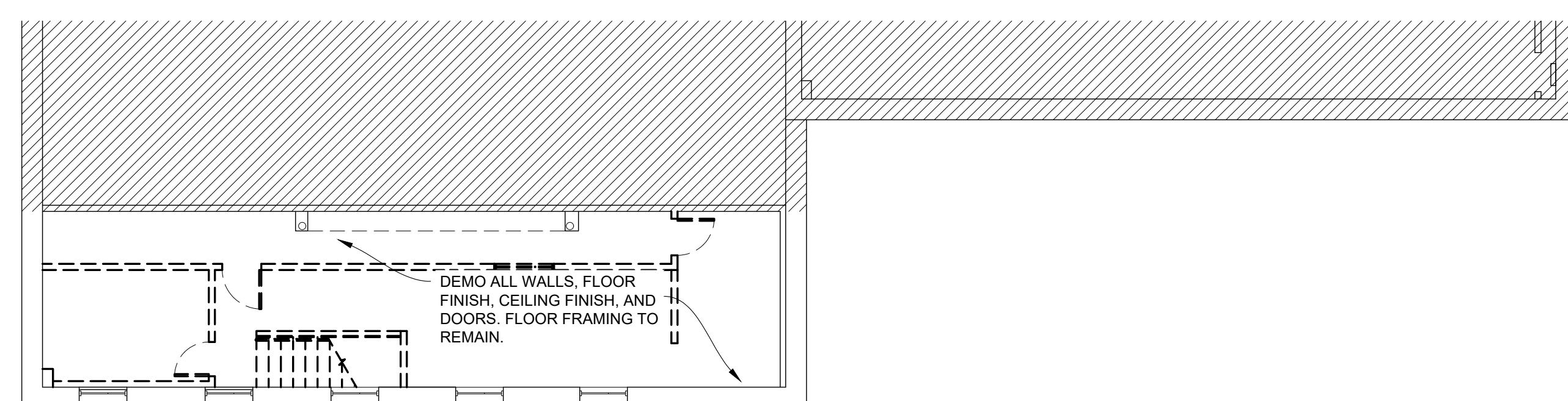
A0.1-02 FIRST FLOOR DEMO/EXISTING PLAN

SCALE: 1/8" = 1'-0" ACTUAL NORTH



A0.1-01 BASEMENT DEMO/EXISTING PLAN

SCALE: 1/8" = 1'-0" ACTUAL NORTH



A0.1-03 MEZZANINE DEMO/EXISTING PLAN

SCALE: 1/8" = 1'-0" ACTUAL NORTH

DEMO GENERAL NOTES

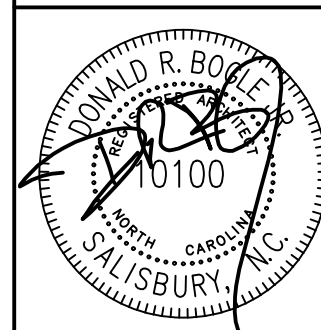
- IN GENERAL, DEMOLITION IS LIMITED PREDOMINANTLY TO THE SECOND AND THIRD FLOOR. SEE PLUMBING, MECHANICAL AND STRUCTURAL DRAWINGS FOR FURTHER DEMOLITION INFORMATION.
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ANY DEMOLITION REQUIRED TO ACHIEVE LAYOUTS AS SHOWN ON RENOVATION DRAWINGS. IF SUCH REQUIRED DEMOLITION IS NOT SHOWN ON THE DEMOLITION PLAN, THE CONTRACTOR MUST STILL PROVIDE IT AS THE DEMOLITION PLAN IS INTENDED TO BE USED IN CONJUNCTION WITH THE RENOVATION PLAN. A DEMOLITION SUB-CONTRACTOR SHALL NOT RELY SOLELY ON THE INFORMATION GIVEN ON THE DEMOLITION DRAWINGS.
 - THE BUILDING WILL BE OCCUPIED AND OPEN FOR BUSINESS DURING CONSTRUCTION. GC TO COORDINATE WITH OWNER AND FIRST FLOOR TENANTS FOR INSTALLATION OF DUST BARRIERS AND CONSTRUCTION BARRIERS WHERE CONSTRUCTION AND BUSINESS ACCESS OVERLAP.
 - ABATEMENT AND DEMOLITION OF ALL HAZARDOUS MATERIAL TO FOLLOW ALL LEGAL NC STATUTES PRIOR TO GENERAL DEMOTION AND CONSTRUCTION.
 - GC TO PROVIDE ALL BARRIERS AS REQUIRED TO PROTECT THE PUBLIC
 - GC TO PROVIDE PEDESTRIAN AND VEHICULAR ACCESS FOR THE PUBLIC AT ALL TIMES.
 - GC SHALL APPLY AND PAY FOR ALL PERMITS, FEES, ETC. AND DISPLAY PERMITS AS PER LOCAL ORDINANCES. BUILD & DISPLAY CONSTRUCTION SIGN PER SPECIFICATIONS.
 - CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO BEGINNING DEMOLITION.
 - ALL EXISTING EXITS TO REMAIN UNOBSTRUCTED AND FREE TO DEBRIS.
 - ARCH AND OWNER TO VISUALLY INSPECT THE BUILDING AFTER DEMOLITION, AND PRIOR TO COMMENCING NEW CONSTRUCTION.
 - GC TO USE EXISTING POWER AND WATER FOR PERFORMING DEMOLITION AND CONSTRUCTION WORK.

- WALLS / ITEMS TO BE REMOVED MUST BE TORN OUT WITH CAUTION. NOTIFY THE ARCHITECT PROMPTLY IF EVIDENCE IS FOUND THAT ANY WALL IS SUPPORTING UNANTICIPATED STRUCTURAL LOADS.
- DEMO ALL EXPOSED, ABANDONED PLUMBING, HVAC, AND ELECTRICAL COMPONENTS NOT SCHEDULED TO REMAIN OR BE REUSED.
- ACTIVE WIRING OR PLUMBING FOUND IN WALLS SCHEDULED TO BE REMOVED SHALL BE REROUTED TO NEW PARTITIONS AS REQUIRED IF SERVICES ARE SCHEDULED TO REMAIN. TERMINATE AND CAP EXISTING FLOOR DRAINS BELOW EXISTING FLOOR ELEVATION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL DEMOLITION DEBRIS AND EQUIPMENT FROM THE PREMISES. COORDINATE DISPOSAL AND RECYCLING WITH THE LOCAL JURISDICTION.
- DO NOT SCALE THE DRAWINGS. WRITTEN DIMENSIONS SHALL PREVAIL. CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND NOTIFY THE ARCHITECT OF ANY CONFLICTS.
- STAGING AREA SHALL BE WITH DETERMINED IN CONSULTATION WITH OWNER.
- UNDER NO CIRCUMSTANCES SHALL BUILDING STRUCTURAL MEMBERS OR EXTERIOR FACADES BE ALTERED TO FACILITATE DEMOLITION. CONTACT ARCHITECT WHEN A STRUCTURAL MEMBER IS IN CONFLICT WITH RENOVATION PLANS.
- GC SHALL STOP WORK AND IMMEDIATELY NOTIFY ARCHITECT IF SUSPECT HAZARDOUS MATERIALS ARE UNCOVERED DURING DEMOLITION.
- FOLLOWING ITEMS TO BE SALVAGED FOR REUSE:
 - HVAC EQUIPMENT LOCATED ON THE THIRD AND SECOND FLOOR
 - ALL INTERIOR TRIM
 - ALL INTERIOR DOORS
 - ORIGINAL WOOD FLOORING

DEMOLITION/ EXISTING FLOOR PLANS

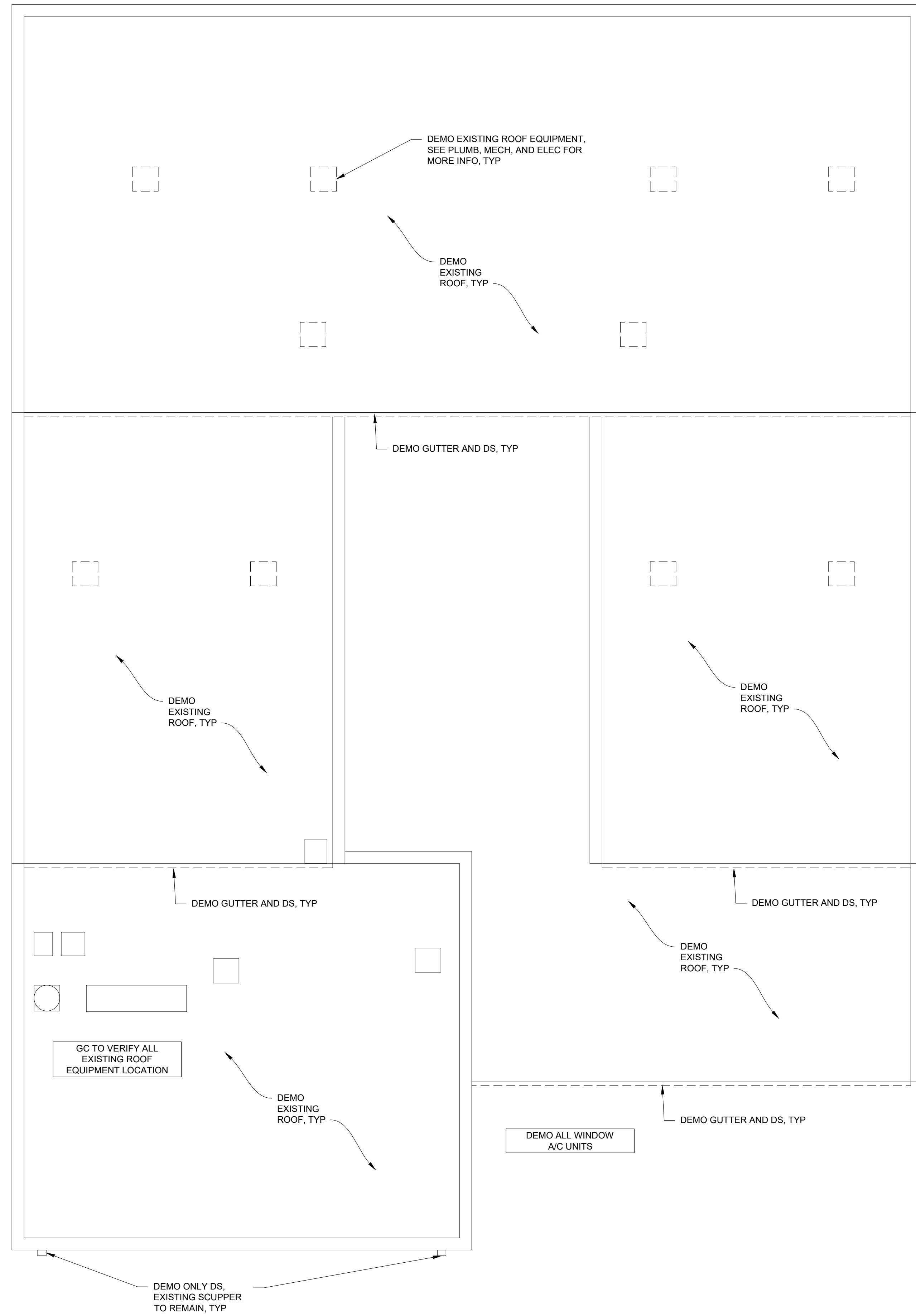
12.06.21 CLIENT VE

PM MORRIS APARTMENTS
48 - 56 UNION ST S
CONCORD NC

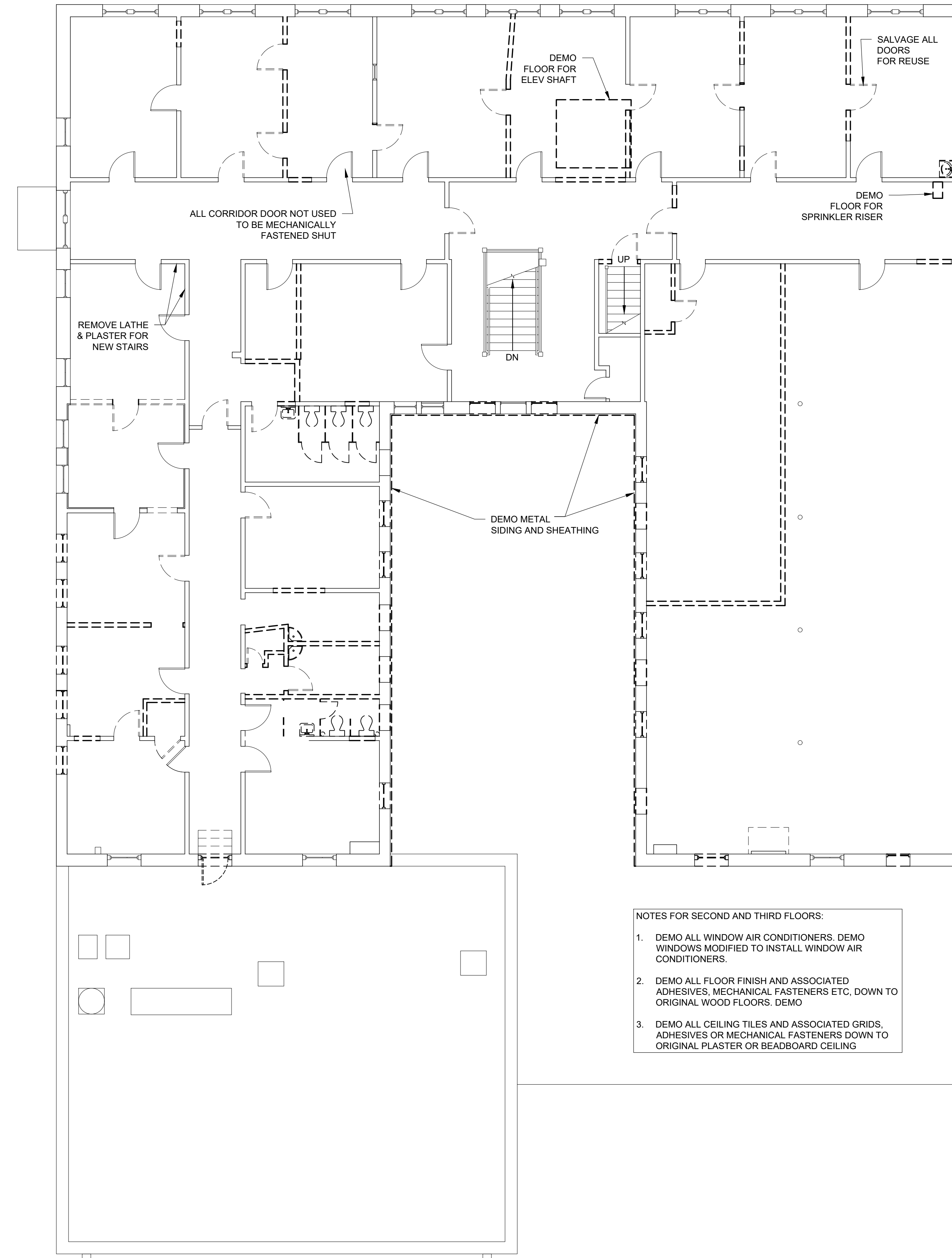


DRAWN BY: EKT
CHECKED BY: DRB
DATE: SEPT 2021
PROJECT #: 2116

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OF: 22

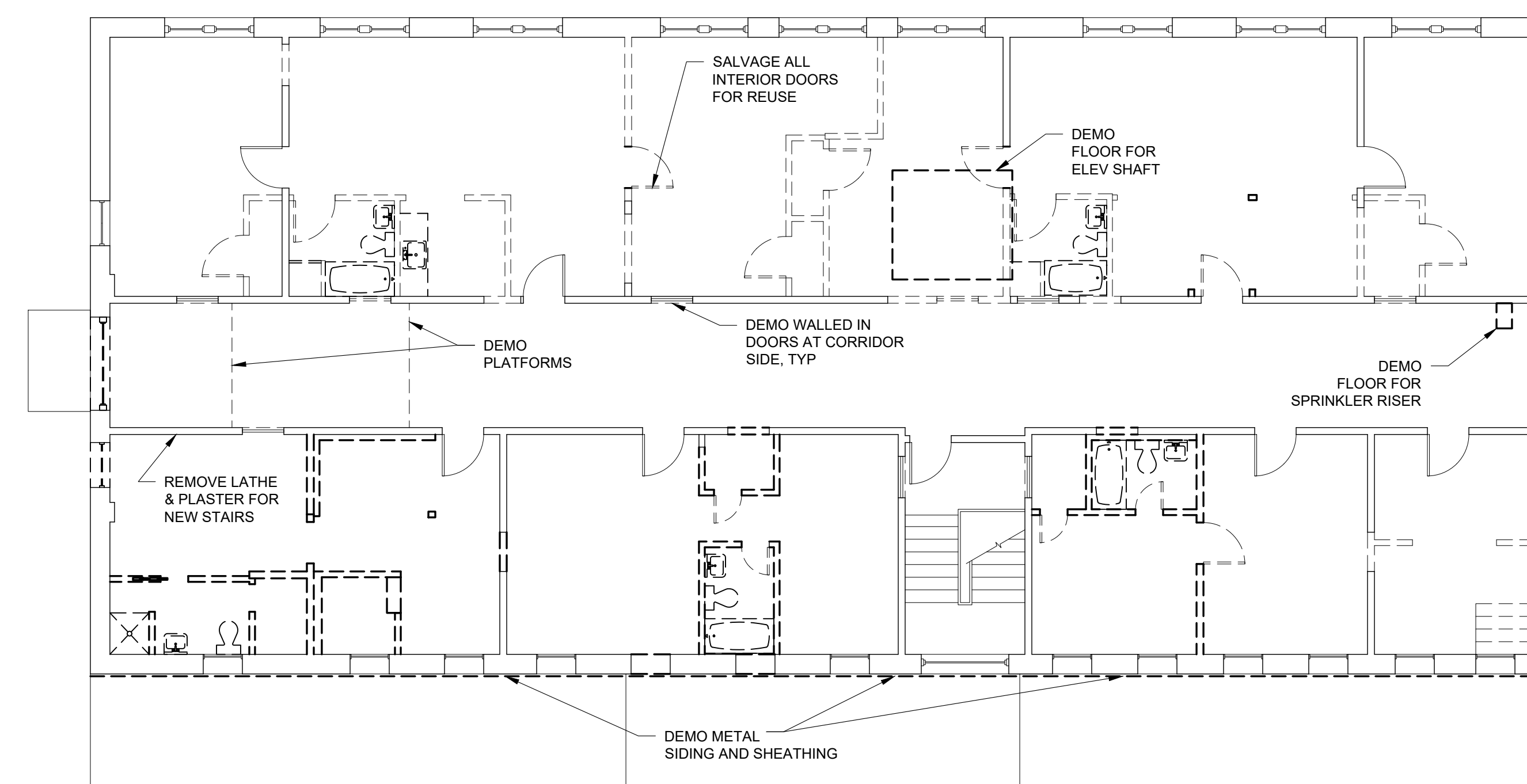


A0.2-03 ROOF DEMO/EXISTING PLAN
SCALE: 1/8" = 1'-0" ACTUAL NORTH



- NOTES FOR SECOND AND THIRD FLOORS:
1. DEMO ALL WINDOW AIR CONDITIONERS. DEMO WINDOWS MODIFIED TO INSTALL WINDOW AIR CONDITIONERS.
 2. DEMO ALL FLOOR FINISH AND ASSOCIATED ADHESIVES, MECHANICAL FASTENERS ETC. DOWN TO ORIGINAL WOOD FLOORS. DEMO
 3. DEMO ALL CEILING TILES AND ASSOCIATED GRIDS, ADHESIVES OR MECHANICAL FASTENERS DOWN TO ORIGINAL PLASTER OR BEADBOARD CEILING

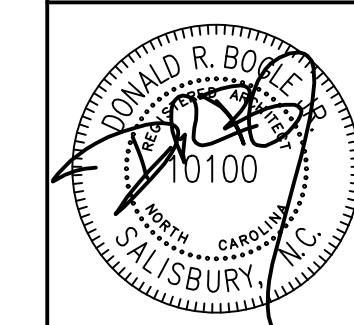
A0.2-01 SECOND FLOOR DEMO/EXISTING PLAN
SCALE: 1/8" = 1'-0" ACTUAL NORTH



A0.2-02 THIRD FLOOR DEMO/EXISTING PLAN
SCALE: 1/8" = 1'-0" ACTUAL NORTH

DEMOLITION/
EXISTING
FLOOR PLANS

PM MORRIS
APARTMENTS
48 - 56 UNION ST S
CONCORD NC



AN ORDINANCE OF THE CONCORD CITY COUNCIL DESIGNATING THE P.M. MORRIS BUILDING LOCATED AT 48-56 UNION ST. S. and 41 MARKET ST. SW. AS A LOCAL HISTORIC LANDMARK

WHEREAS, North Carolina General Statutes §160D-945 grants North Carolina local governments the authority to designate local historic landmarks upon compliance with North Carolina General Statutes §160D-946; and

WHEREAS, the City of Concord has complied with the required landmark designation procedures of §160D-946 of the North Carolina General Statutes and the local historic landmark designation procedures set forth in the Concord Development Ordinance §9.8.3; and

WHEREAS, the Concord Historic Preservation Commission conducted a public hearing on [REDACTED] to consider the proposed designation; and

WHEREAS, the P.M. Morris Building, constructed in 1904, was one of the largest and most sophisticated commercial buildings in the downtown central business district of the City of Concord, and displays character-defining elements of late-nineteenth and early- to mid-twentieth-century commercial design;

NOW, THEREFORE, BE IT ORDAINED, by the City Council of Concord, NC:

1. That 0.47 +/- acres located between Market St. SW. and Union St. S., northwest of Barbrick Ave. SW., (Cabarrus County Parcel Number: 5620-97-1613) is hereby designated a local historic landmark pursuant to Part 45, Article 9, Chapter 160D of the North Carolina General Statutes. This property is more specifically described as follows:

Lying and being situate in Cabarrus County, North Carolina, and being more particularly described as follows:

Lying and Being in Ward Number Four (4) of the City of Concord, Number Twelve (12) Township of Cabarrus County, North Carolina on the Southwest side of Union Street, South, and on the Northeast side of Market Street, Southeast, and Being that property shown on a physical survey by Billy B. Long, R.L.S., dated April 19, 1988, and being more fully described as the follows:

BEGINNING at a point at the center of the building at or near the Southwestern edge of the concrete sidewalk that runs parallel with Union Street, South (said Beginning point also being a corner of the property of the City of Concord (Deed Book 569, Page 313)) and runs thence with the line of the City of Concord South 47-36-20 West 183.92 feet to a p.k. nail in the Northeastern edge of the concrete sidewalk that runs parallel with Market Street, Southeast; thence North 41-59-57 West 106.16 feet to an iron stake at the Southern edge of a 8.0 foot alley; thence with the Southern edge of the alley and the Northern exterior surface of the building, North 47-44-10 East 183.42 feet to the corner of the building in the Southwestern portion of the concrete sidewalk that runs parallel with and lies to the Southwest of Union Street, South; thence South 42-16-10 East 105.74 feet to the point of BEGINNING.

2. The local historic landmark designation encompasses the site, parking lot, building exteriors of the structures, and the following portion of the interior: plaster walls and ceilings, tongue-and-groove wood floors and ceilings, molded wood cornices and chair rails, baseboards capped with molded trim, molded door and window surrounds, three-panel and five-horizontal-panel doors surmounted by square glazed transoms, wood stair railings with square balusters, molded handrails, and square

paneled newels as indicated in the designation parameters on page 26 of the Local Historic Landmark Designation Report for the P.M. Morris Building.

3. The property subject to designation is located at 48-56 Union St. S. and 41 Market St. SW., Concord, NC. This property is more particularly described as the property at GIS PIN 5620-97-1613 on the Cabarrus County Tax Maps.
4. That said designated property may be materially altered, restored, moved, or demolished only following the issuance of a Certificate of Appropriateness by the Concord Historic Preservation Commission. For the designated interior portions, a Certificate of Appropriateness is required for modifications that impact, affect, or obscure architectural or layout details as set forth in the landmark report and supplementary materials. An application for a Certificate of Appropriateness authorizing demolition of said property may not be denied; however, the effective date of such a Certificate may be delayed in accordance with Chapter 160 D, Article 9, Part 45 and amendments, thereto and hereinafter adopted. The regulations relating to Certificates of Appropriateness are found in the City of Concord Development Ordinance. Owners of locally designated historic landmarks are expected to be familiar with and follow *The Secretary of the Interior's Standards for Rehabilitation*, the standards used by the City of Concord Historic Preservation Commission to evaluate proposed alterations and additions for this property.
5. That nothing in this ordinance shall be construed to prevent or delay the ordinary maintenance or repair of any architectural feature in or on said property that does not involve a change of design, material, or outer appearance thereof. Nothing herein shall be construed to prevent the property owner from making any use of this property not prohibited by other statutes, ordinances, or regulations.
6. That a suitable sign may be posted indicating that said property has been designated as historic property and containing any other appropriate information. If the owner consents, the sign may be placed on said property. If the owner objects, the sign may be placed on a nearby public right-of-way.
7. That the owners of the property known as the P.M. Morris Building be given notice of this ordinance as required by applicable law and that copies of this ordinance be filed and indexed in the offices of the City Clerk, Cabarrus County Building Services Division, Cabarrus County Register of Deeds, and the Tax Supervisor as required by law.
8. This ordinance shall become effective upon adoption.

Adopted this ___th day of ___, 20__ by the City Council of Concord, NC.