

**PLANNING & ZONING COMMISSION**  
**Tuesday, July 21<sup>st</sup>, 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- **NONE****
- VI. PETITIONS AND REQUESTS –NO PUBLIC HEARINGS REQUIRED PRESENTATIONS AND DISCUSSION**

**1. 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
- b. Approve Statement of Consistency by Motion - *Motion, second, and vote needed.*
- c. Recommend Approval/Denial to City Council & Historic Preservation Commission by Motion -*Motion, second, and vote needed.*

**2. TA-07-22 (Citizen Initiated)**

**David B. Kossove, Crestbrook Investors LLC**, has submitted a Text Amendment application, requesting to amend Concord Development Ordinance (CDO) Section 8.3.4.F-5 regarding the allowance of multi-family residential within 1,000ft of the Concord Convention Center located near the intersection of Scott Padgett Pkwy NW and John Q. Hammons Dr. NW.

- a. Staff Presentation
- b. Recommend for Further Consideration - *Motion, second, and vote needed.*

**3. TA-08-22 (Administrative)**

**Administrative Text Amendment** to Concord Development Ordinance (CDO) Article 14 “Definitions” regarding description of mixed-use building forms.

- a. Staff Presentation – Introduction only – *No action needed*

**VII. RECOGNITION OF PERSONS REQUESTING TO BE HEARD**

**VIII. MATTERS NOT ON THE AGENDA**

**DATE:** June 21, 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**

*\*Staff provided this report to the Planning and Zoning Commission at their regular May meeting for consideration over the past month. At this time, Planning Staff is requesting that the Planning & Zoning Commission forward the Zoning Map Amendment request for Local Landmark designation, to the City Council and Historic Preservation Commission with a recommendation for approval or denial. Below is a summary of the request as presented to the Commission May:*

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

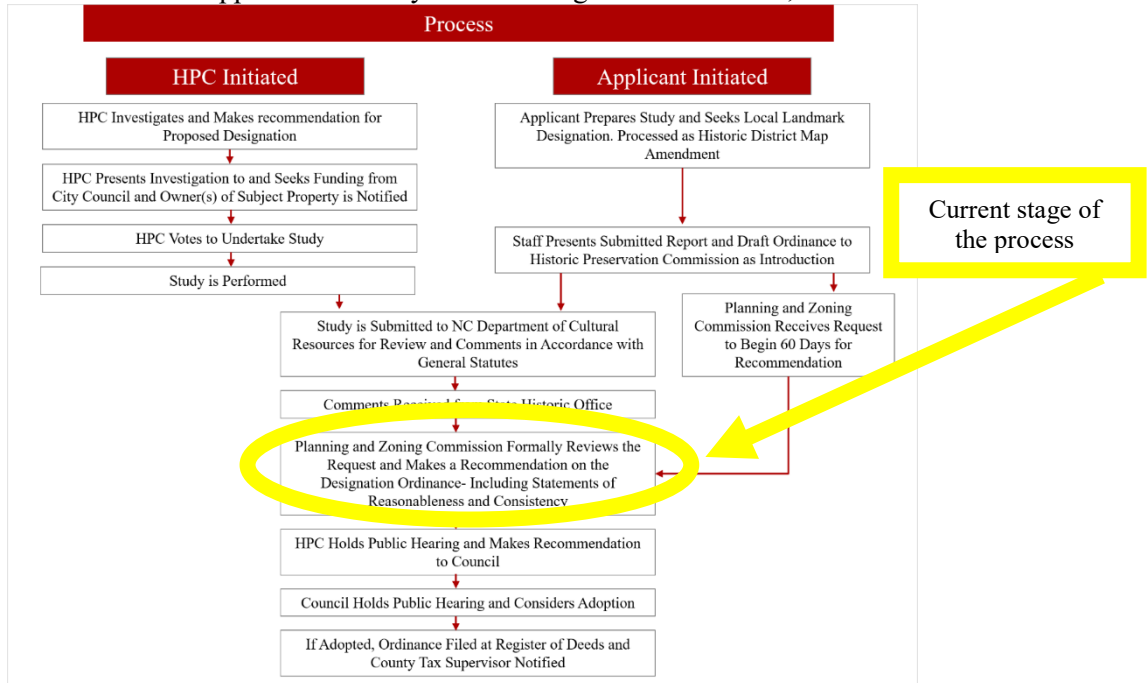
On March 25, 2022, Justin Mueller with Morris Building, LLC, applied for local landmark designation status for the P.M. Morris Building. Per the Local Historic Landmark Designation Report, the P.M. Morris Building contributes to the significance of the South Union Street Courthouse and Commercial Historic 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 11<sup>th</sup>. 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.

**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**

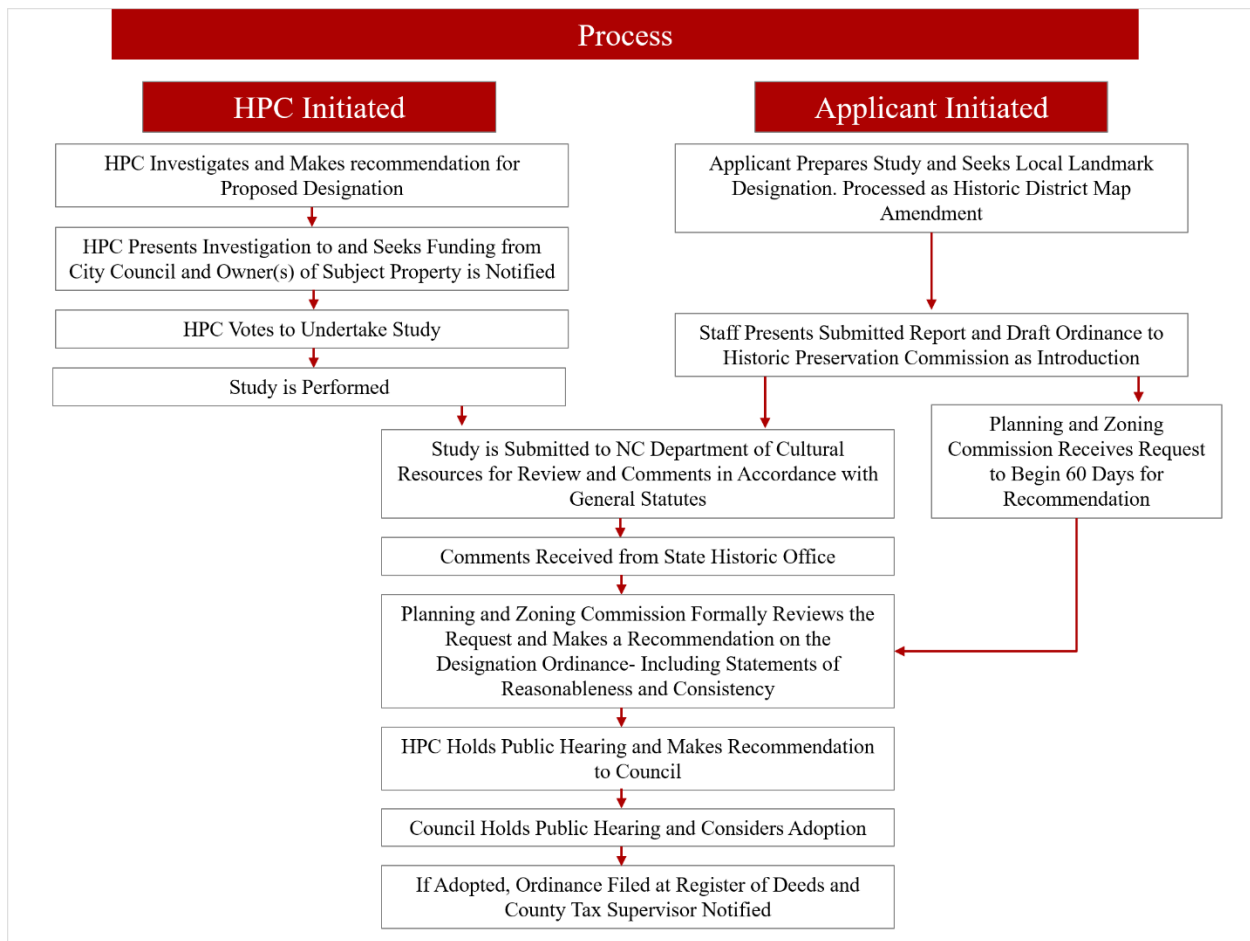
On March 25, 2022, Justin Mueller with Morris Building, LLC, applied for local landmark designation status for the P.M. Morris Building. Per the Local Historic Landmark Designation Report, the P.M. Morris Building contributes to the significance of the South Union Street Courthouse and Commercial Historic 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.





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.

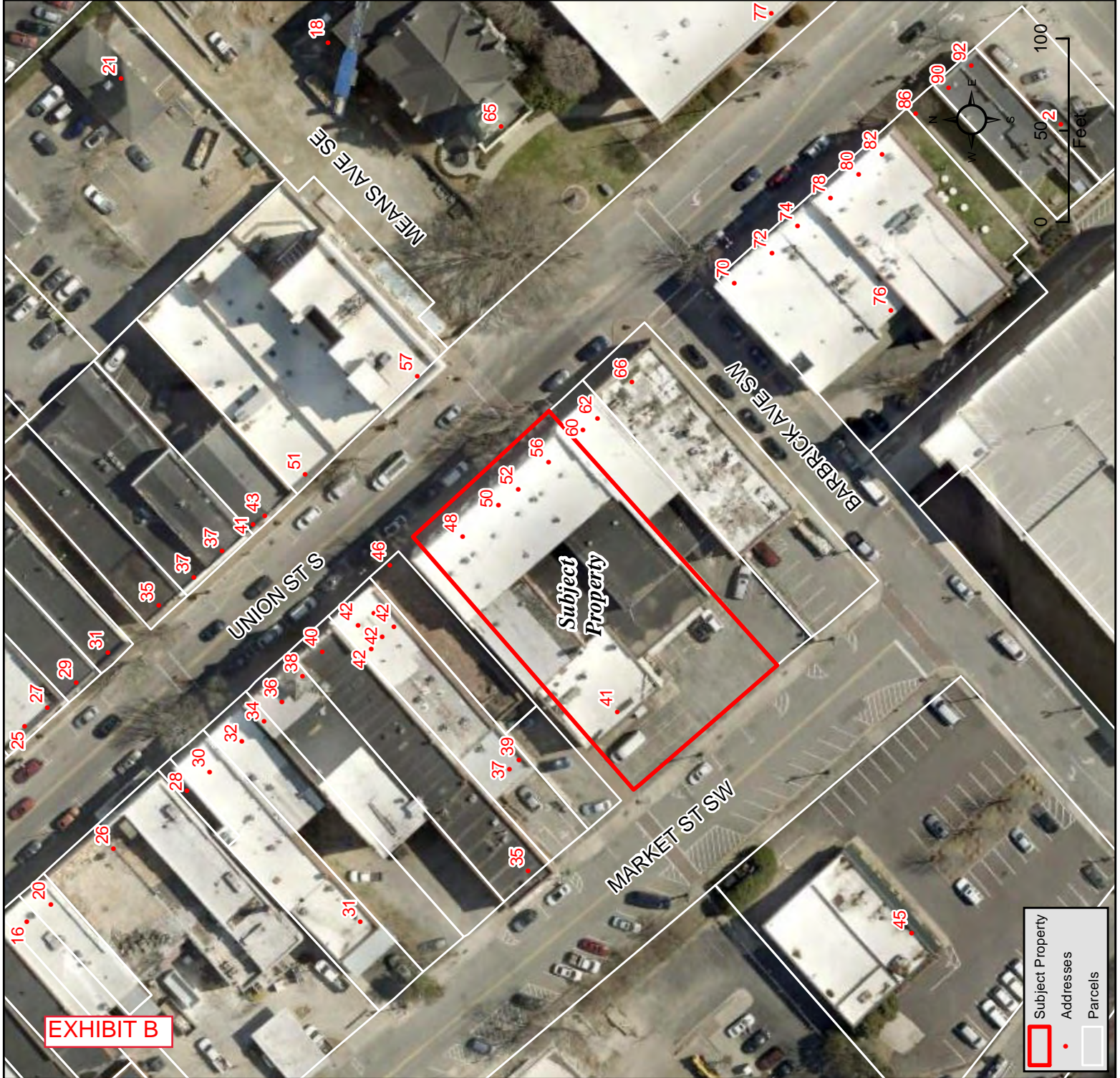


EXHIBIT B

**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**

## TABLE OF CONTENTS

Statement of Significance	2
Location Map	3
Setting	3
Description	4
Exterior	4
Interior	8
Integrity Statement	13
Historic Background	13
Morris Family	13
P. M. Morris Building	11
Bell and Harris Furniture Company	15
Julius Fisher and Company - Fisher's Department Store	19
Architectural Context: Classical Revival-Style Commercial Architecture in Concord	22
Bibliography	24
Designation Parameters	26
Local Historic Landmark Boundary Description	26
Local Historic Landmark Boundary Map	27
Historic Images	28
Floor Plans	34

## Statement of Significance

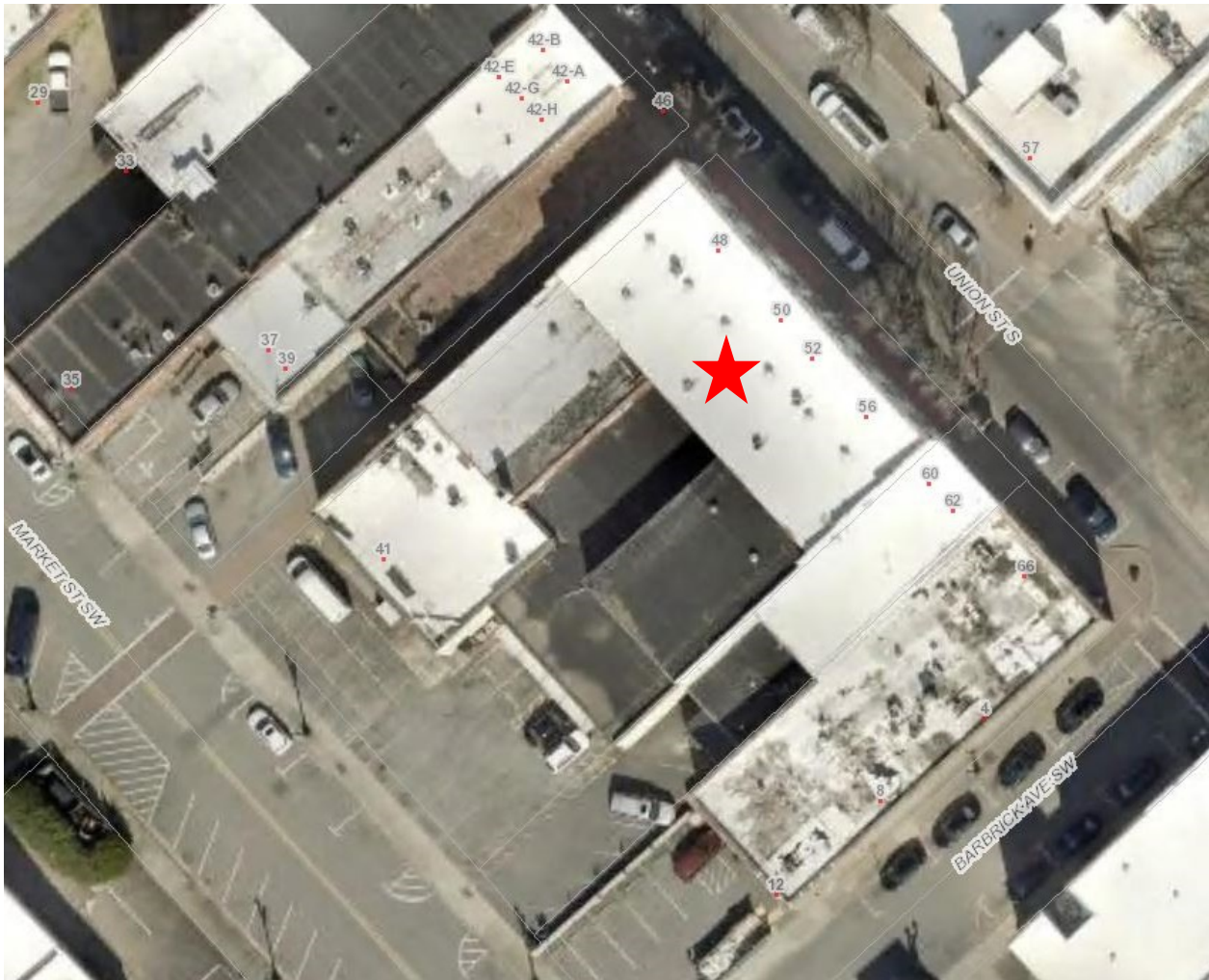
This report demonstrates that the P. M. Morris Building at 48-56 Union Street South and 41 Market Street possesses the requisite integrity and significance for local historic landmark designation. Erected for brothers Z. A., W. L., and W. W. Morris and named in honor of their father, farmer, merchant, 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.<sup>1</sup> 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.<sup>2</sup> 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-

---

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

<sup>2</sup> 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.<sup>3</sup> 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.

---

<sup>3</sup> 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.

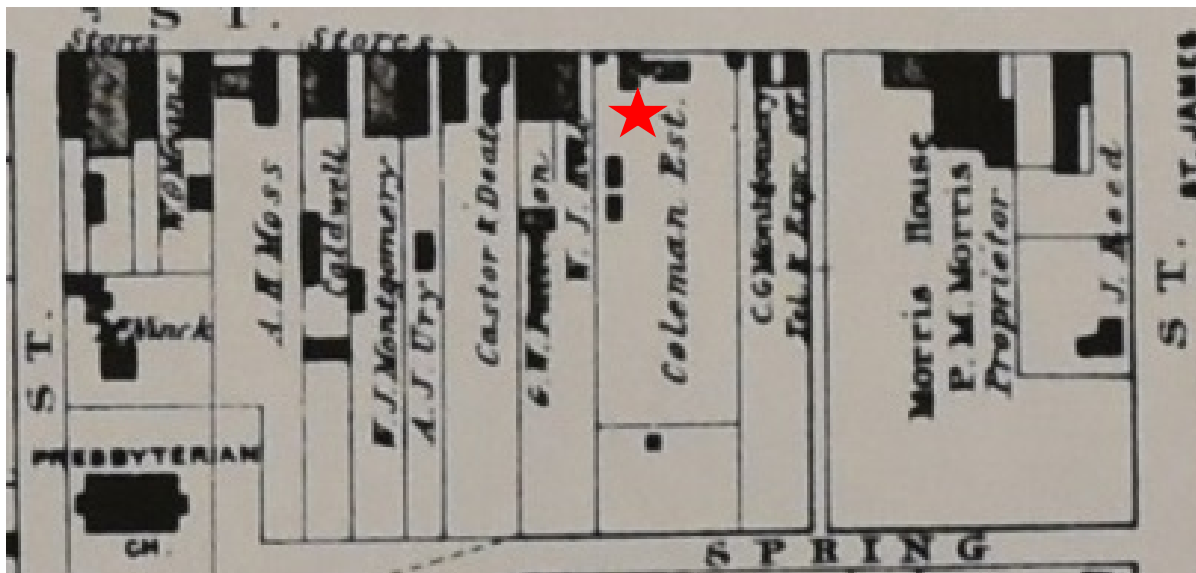
## **Historic Background**

### **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.<sup>4</sup>

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.<sup>5</sup>



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

<sup>4</sup> "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.

<sup>5</sup> *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.<sup>6</sup> 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.<sup>7</sup>

## **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.<sup>8</sup> 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.<sup>9</sup>

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.<sup>10</sup>

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

---

<sup>6</sup> 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.

<sup>7</sup> "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.

<sup>8</sup> "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.

<sup>9</sup> 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.

<sup>10</sup> "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 14<sup>th</sup> grand opening was enlivened by piano and gramophone music.<sup>11</sup>

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.<sup>12</sup>

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.<sup>13</sup> 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.<sup>14</sup>

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.<sup>15</sup>

---

<sup>11</sup> "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.

<sup>12</sup> *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.

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

<sup>14</sup> "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.

<sup>15</sup> "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.<sup>16</sup> 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.<sup>17</sup>

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.<sup>18</sup>

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

---

<sup>16</sup> 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.

<sup>17</sup> "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.

<sup>18</sup> 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.<sup>19</sup>

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.<sup>20</sup>

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.<sup>21</sup>

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.<sup>22</sup>

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

---

<sup>19</sup> 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).

<sup>20</sup> *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.

<sup>21</sup> *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).

<sup>22</sup> *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.<sup>23</sup>

## **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.<sup>24</sup> 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.<sup>25</sup>

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.<sup>26</sup>

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.

---

<sup>23</sup> 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.

<sup>24</sup> 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.

<sup>25</sup> *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.

<sup>26</sup> "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.<sup>27</sup>

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.<sup>28</sup>

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.<sup>29</sup>

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.<sup>30</sup>

### **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

---

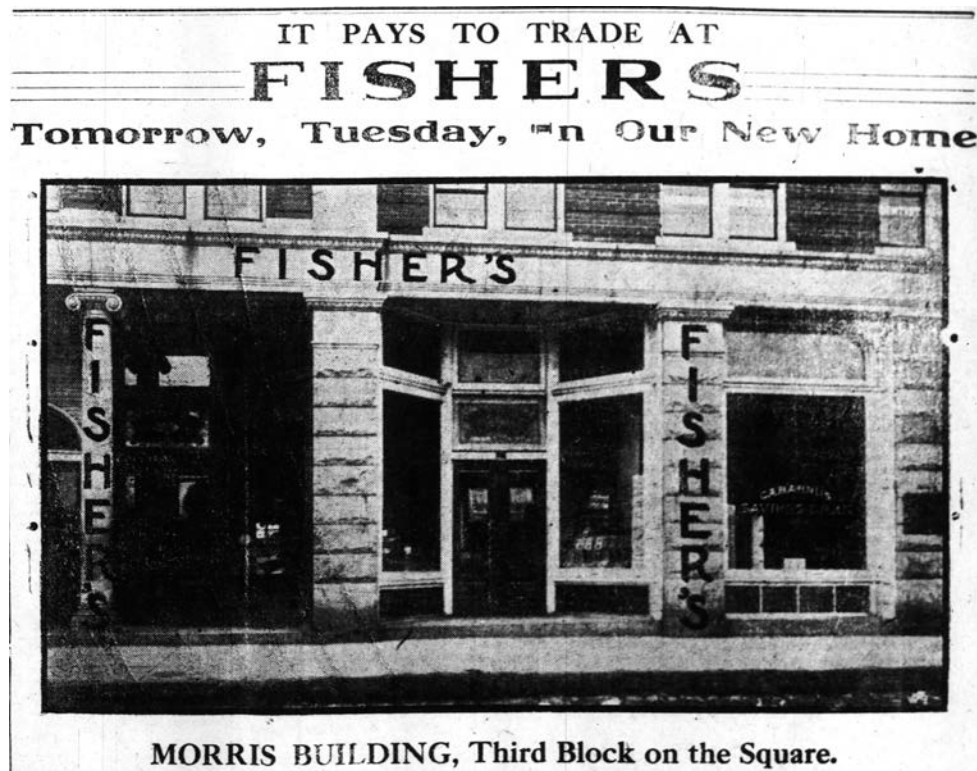
<sup>27</sup> "Local and Otherwise," *CT*, May 27, 1904, p. 3; "Enterprising Spencer Firm," *Salisbury Evening Post*, May 14, 1906, p. 4; "A New Undertaking Firm," *Carolina Watchman* (Salisbury), May 1, 1907, p. 3; "Everything Pub. Co. Changes Name," *Raleigh Times*, April 16, 1908, p. 7.

<sup>28</sup> "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.

<sup>29</sup> "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.

<sup>30</sup> 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.<sup>31</sup>



*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.<sup>32</sup>

---

<sup>31</sup> *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.

<sup>32</sup> "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.<sup>33</sup>

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

---

<sup>33</sup> 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.<sup>34</sup> 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.

---

<sup>34</sup> "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.

## **Bibliography**

*Asheville Citizen Times*

Baldwin Directory Company. *Baldwin's Concord, North Carolina, City Directories*. Charleston, South Carolina: Baldwin Directory Company, 1936-1946.

Cabarrus County Deed Books

*Carolina Watchman* (Salisbury)

*Charlotte Daily Observer*

*Charlotte Democrat*

*Charlotte News*

*Charlotte Observer*

Cheney, John L., Jr. *North Carolina Government, 1585-1979: A Narrative and Statistical History*. Raleigh: North Carolina Department of the Secretary of State, 1981.

*Concord Register*

*Concord Daily Tribune* (abbreviated *CDT* after first mention in notes)

*Concord Times* (abbreviated *CT* after first mention in notes)

*Daily Standard* (Concord; abbreviated *DS* after first mention in notes)

*Evening Visitor* (Raleigh)

*Greensboro Daily News*

Hill Directory Company. *Hill's Concord City Directories*. Richmond: Hill Directory Company, 1949-1980.

Horton, Clarence E., Jr., ed. *A Bicentennial History of Concord*. Concord, North Carolina: Concord Bicentennial Committee, 1996.

*Manufacturers' Record*

McCrimmon, John H. Jr. Conversations with Heather Fearnbach, February 2022.

*Miller's Concord, North Carolina, City Directories, 1908-1920*

*Morning Post*

*News and Observer (Raleigh)*

*Raleigh Times*

R. L. Polk and Company. *Concord, North Carolina, City Directories*. Detroit: R. L. Polk and Company, 1985-2020.

*Salisbury Evening Post*

*Southern Home* (Charlotte)

*The Standard*

*The Sun* (Concord)

*Wilmington Messenger*

*Winston-Salem Journal*

## **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-foamate 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**

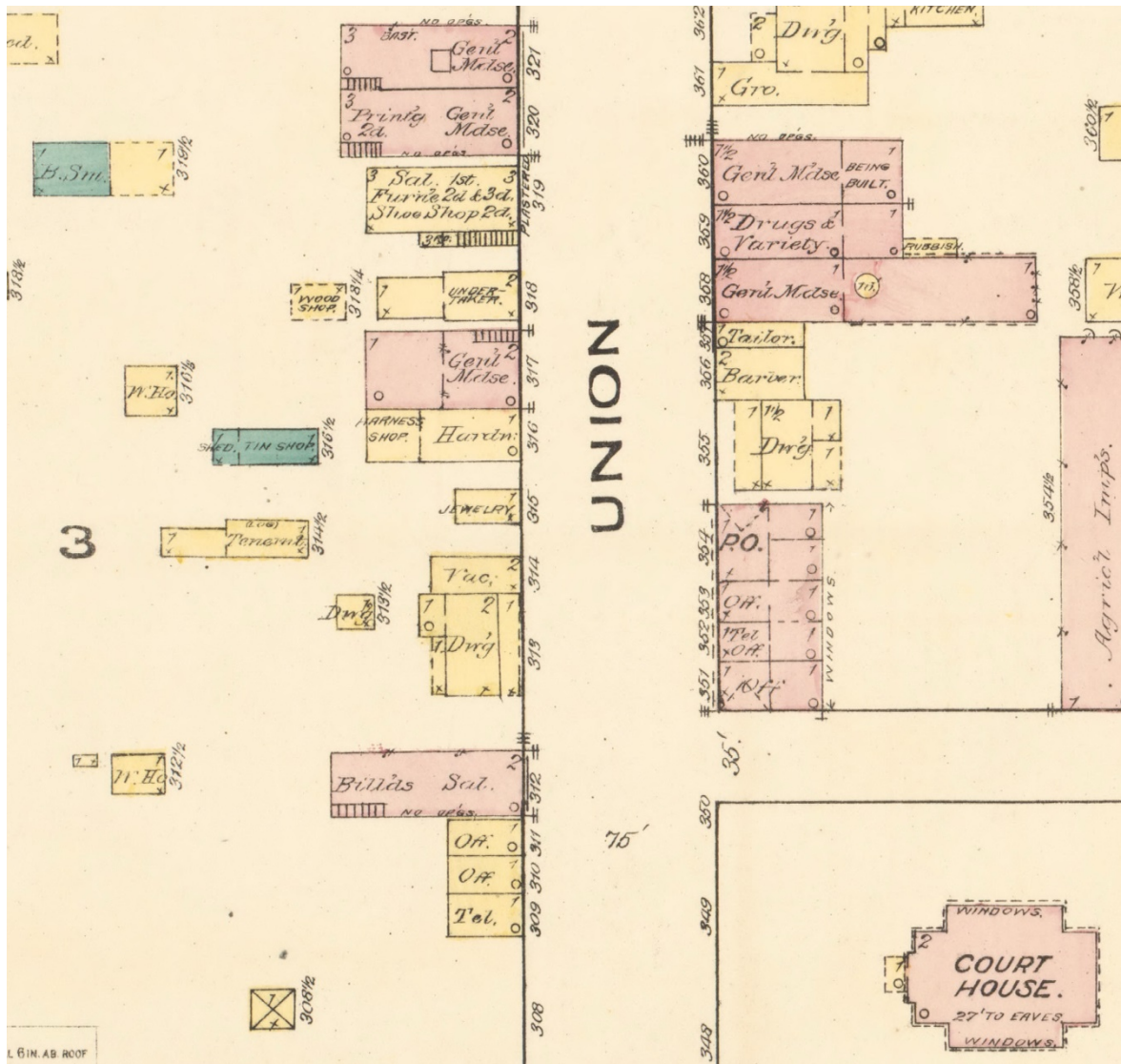
The proposed local historic landmark boundary consists of Cabarrus County tax parcel 5620-97-1613-0000 (0.47 acres), as indicated by the red lines on the following map. The parcel spans the block between Union Street South and Market Street, encompassing the asphalt-paved parking lot west of the building. 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



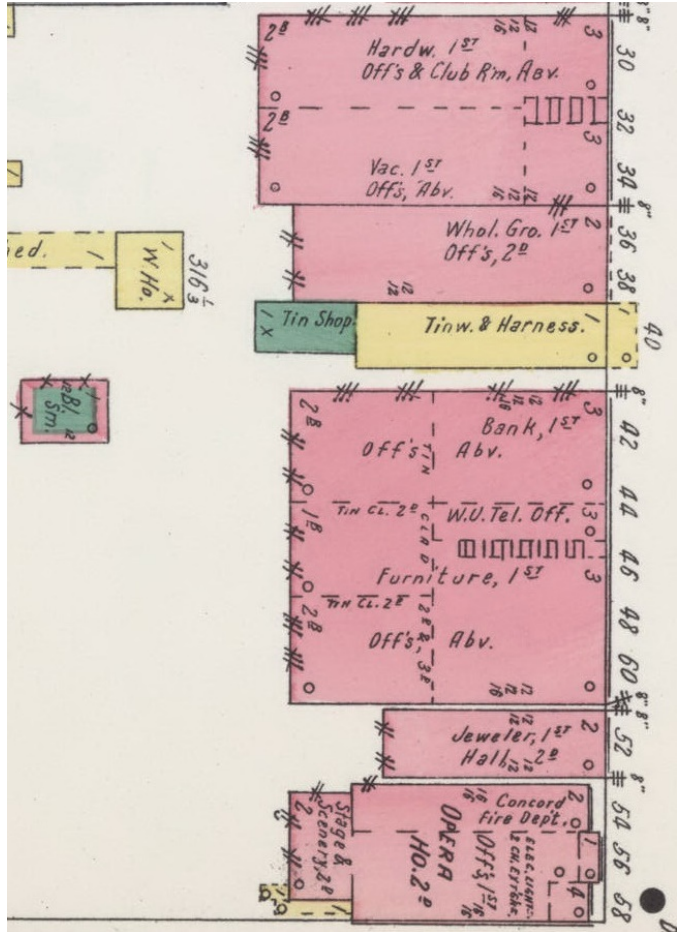
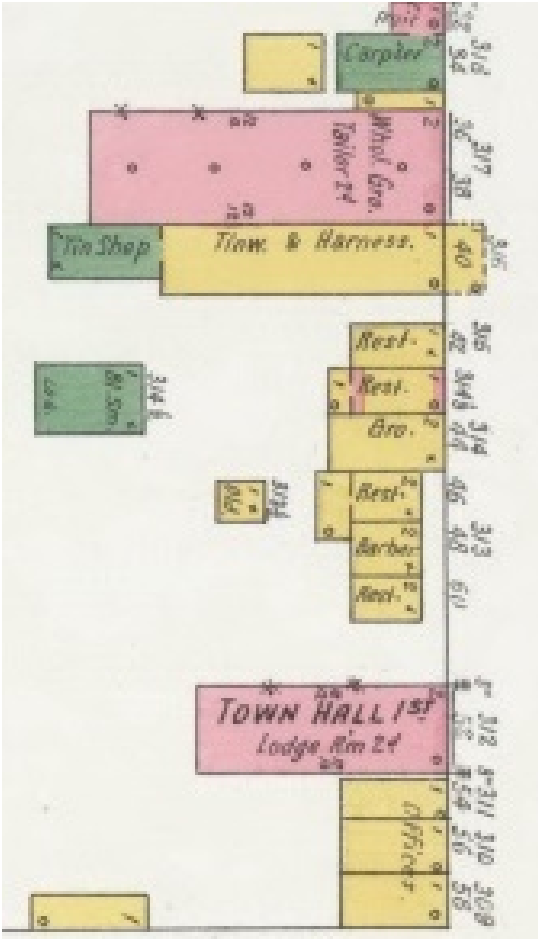
**Cabarrus County tax parcel 5620-97-1613-0000 (0.47 acres)**

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



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

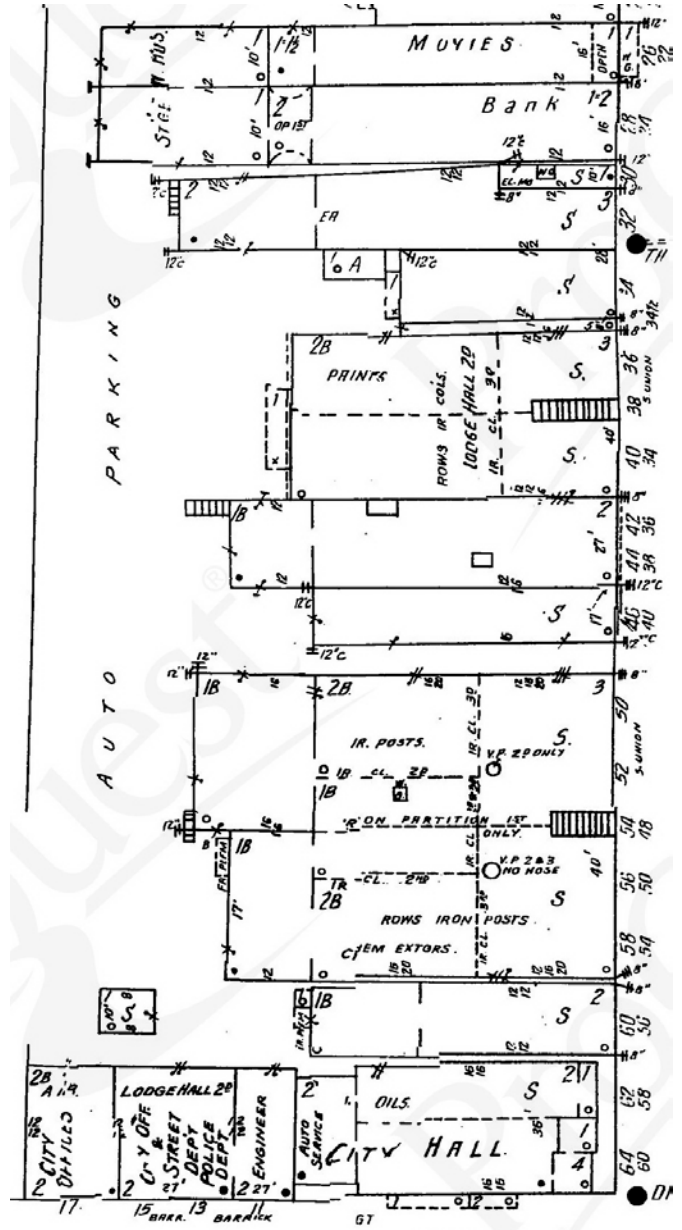
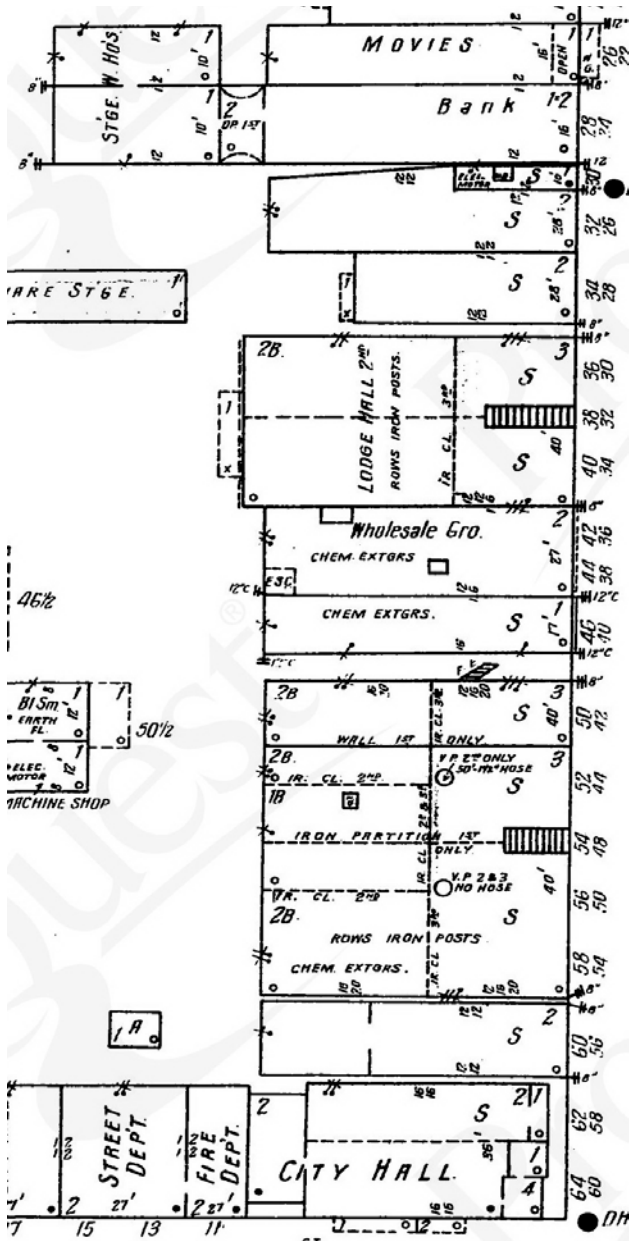
The frame buildings at 313-314 Union Street South occupied the future site of the P. M. Morris Building when the city's earliest Sanborn map was issued.



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*

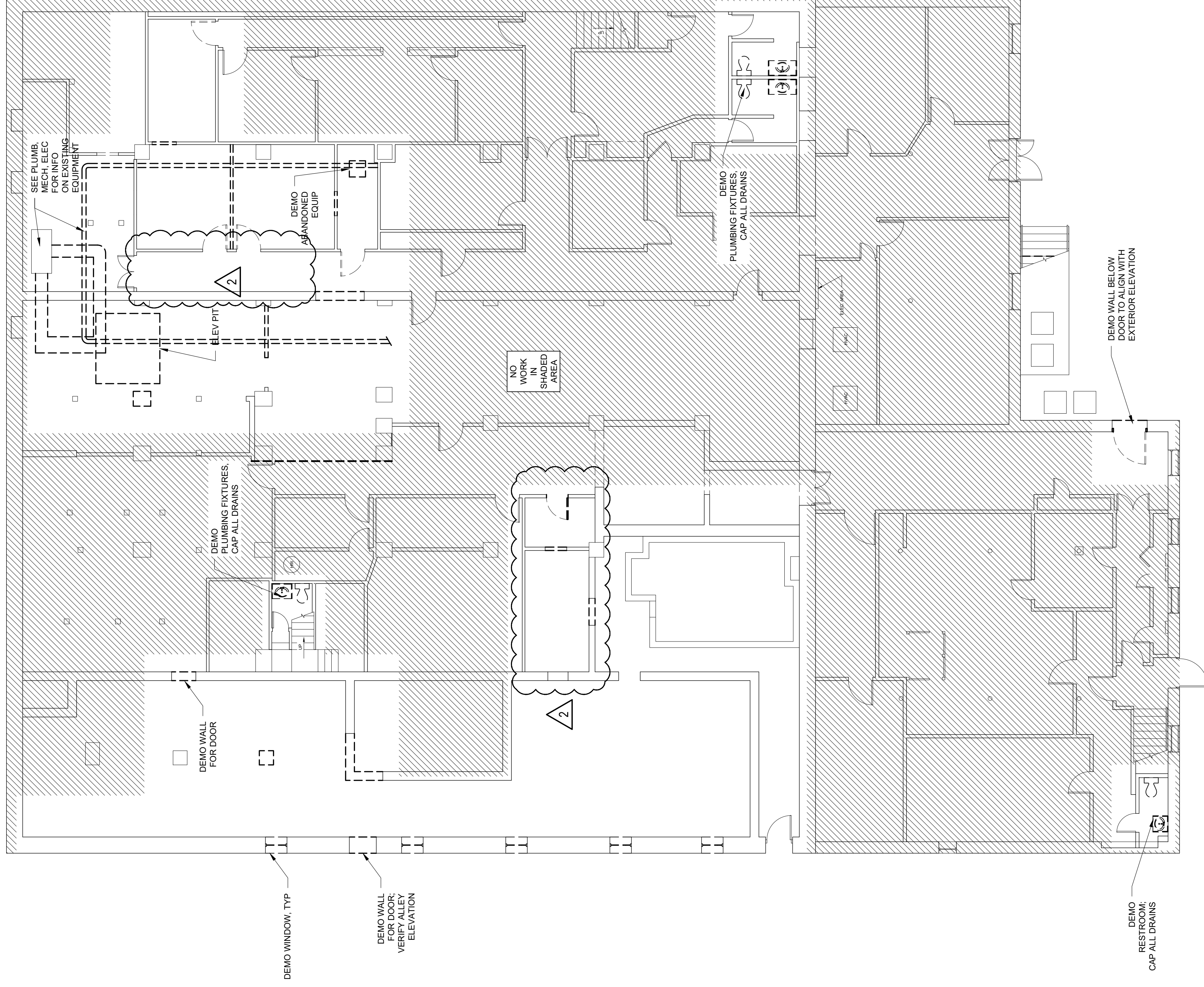
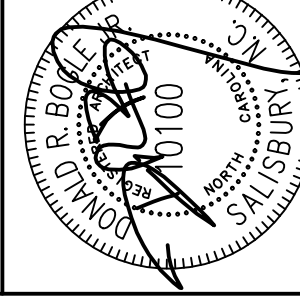
The neon “Fisher’s” sign was installed in late June 1912.<sup>35</sup>

---

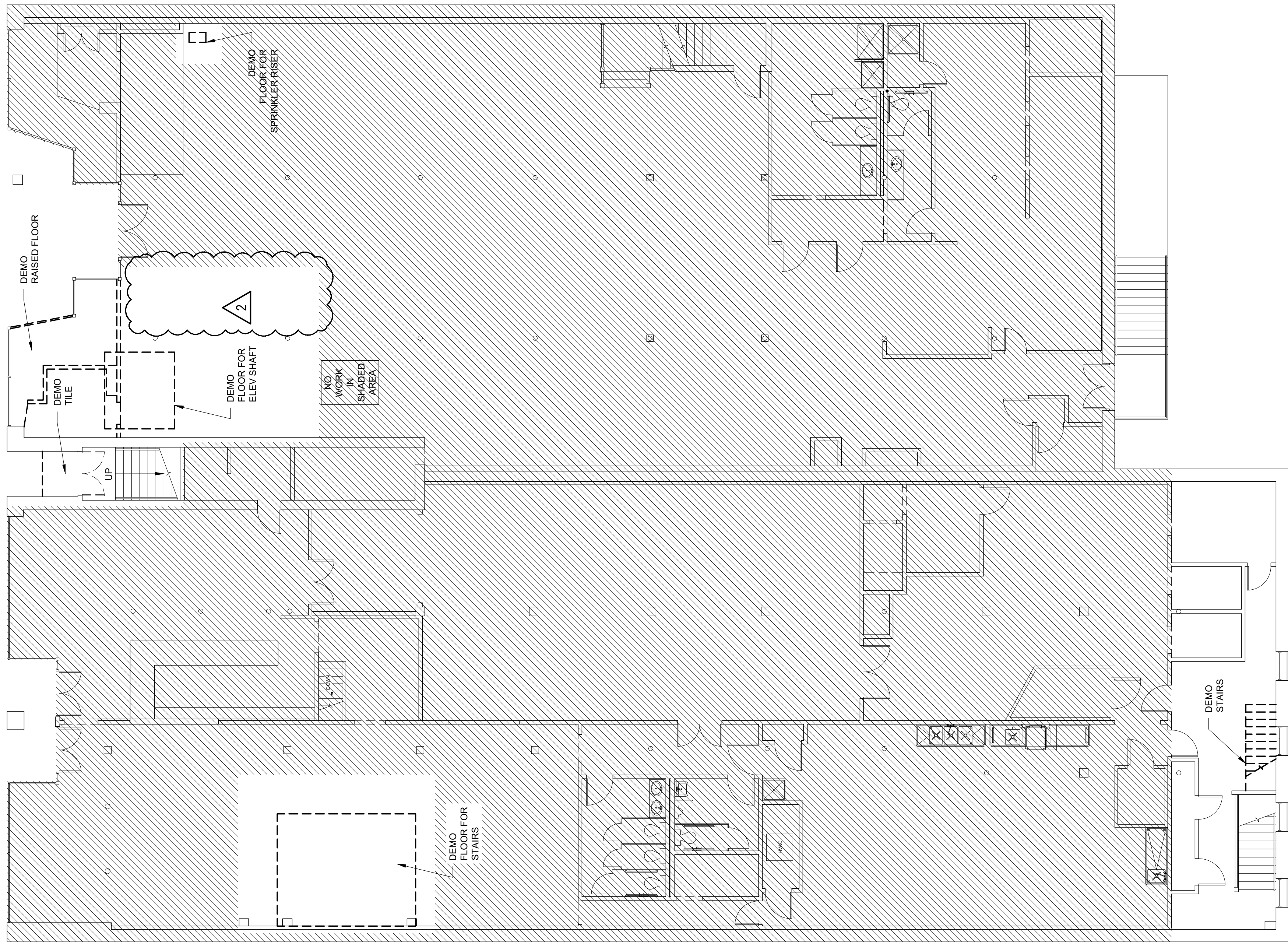
<sup>35</sup> *CT*, July 1, 1912, p. 5.

**DEMOLITION/  
 EXISTING  
 FLOOR PLANS**

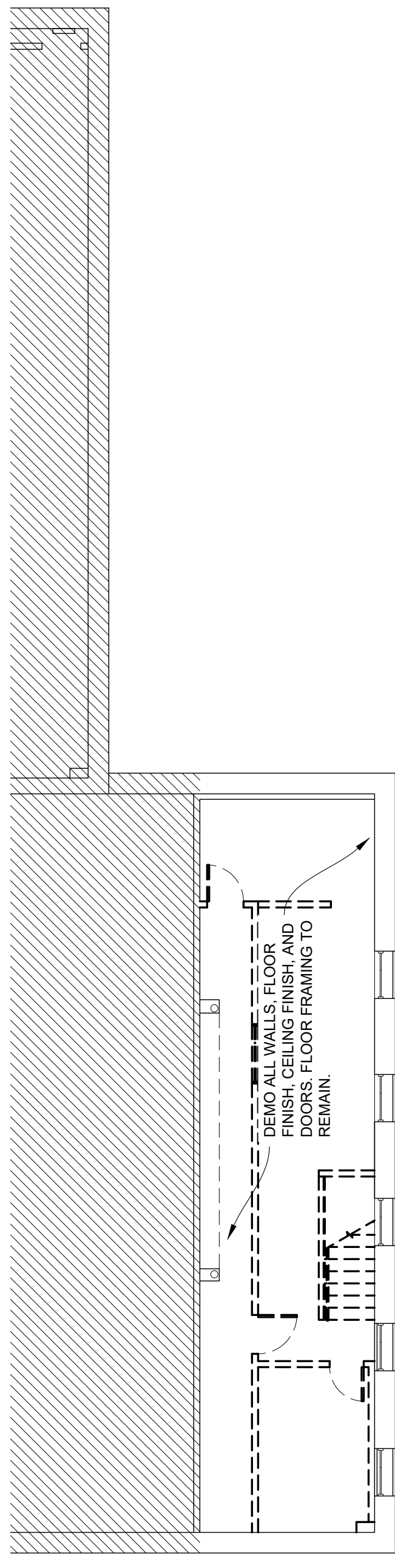
**PM MORRIS  
 APARTMENTS**  
 48 - 56 UNION ST S  
 CONCORD NC



**A0.1-01** BASEMENT DEMO/EXISTING PLAN  
 SCALE: 1/8" = 1'-0" ACTUAL NORTH



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



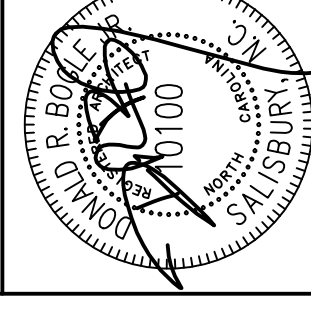
**A0.1-03** MEZZANINE DEMO/EXISTING PLAN  
 SCALE: 1/8" = 1'-0" ACTUAL NORTH

**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 RENOVATION DRAWINGS, THE CONTRACTOR SHALL VERIFY 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 DEMOLITION 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 REQUESTED 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

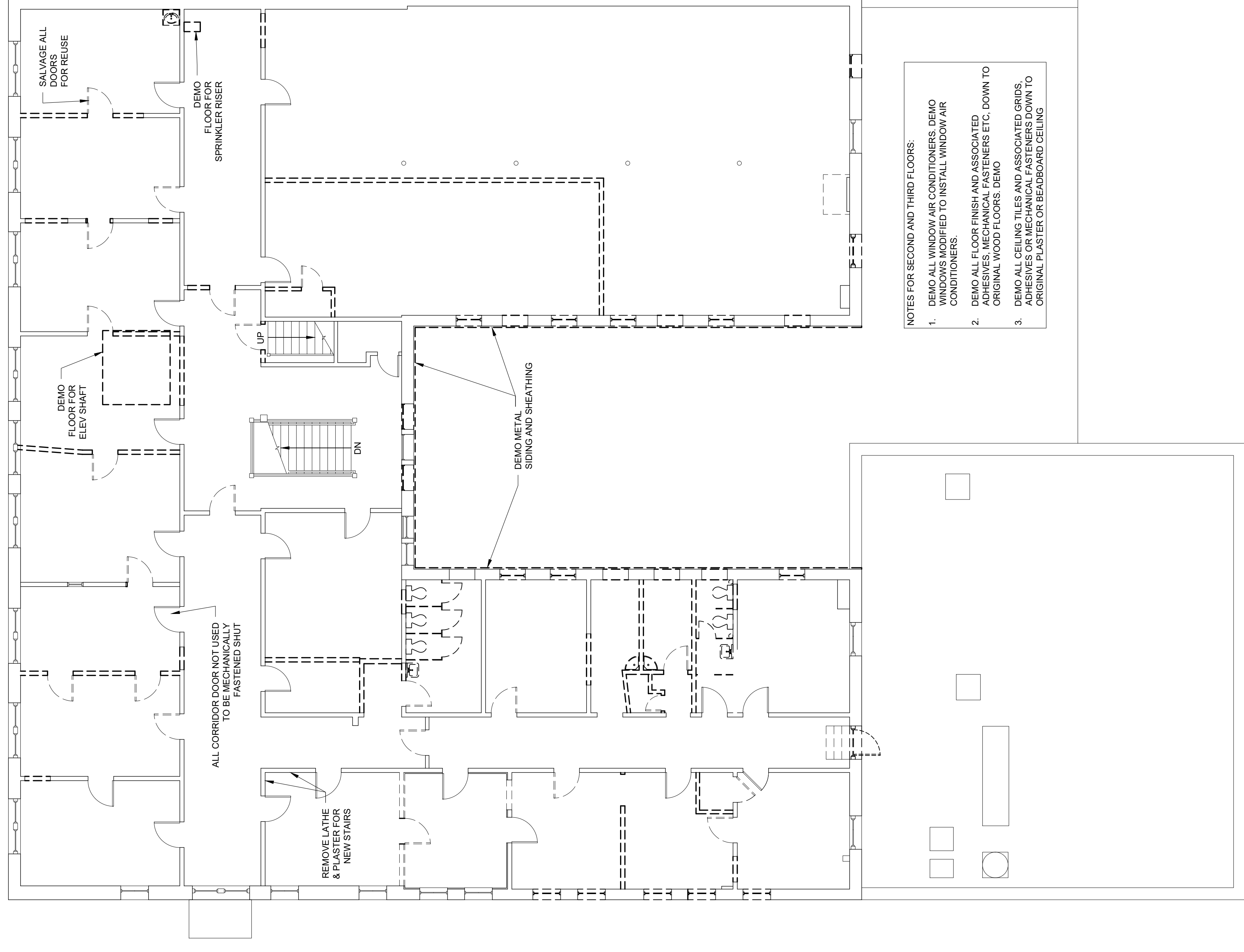
**DEMOLITION/  
 EXISTING  
 FLOOR PLANS**

**PM MORRIS  
 APARTMENTS**  
 48 - 56 UNION ST S  
 CONCORD NC



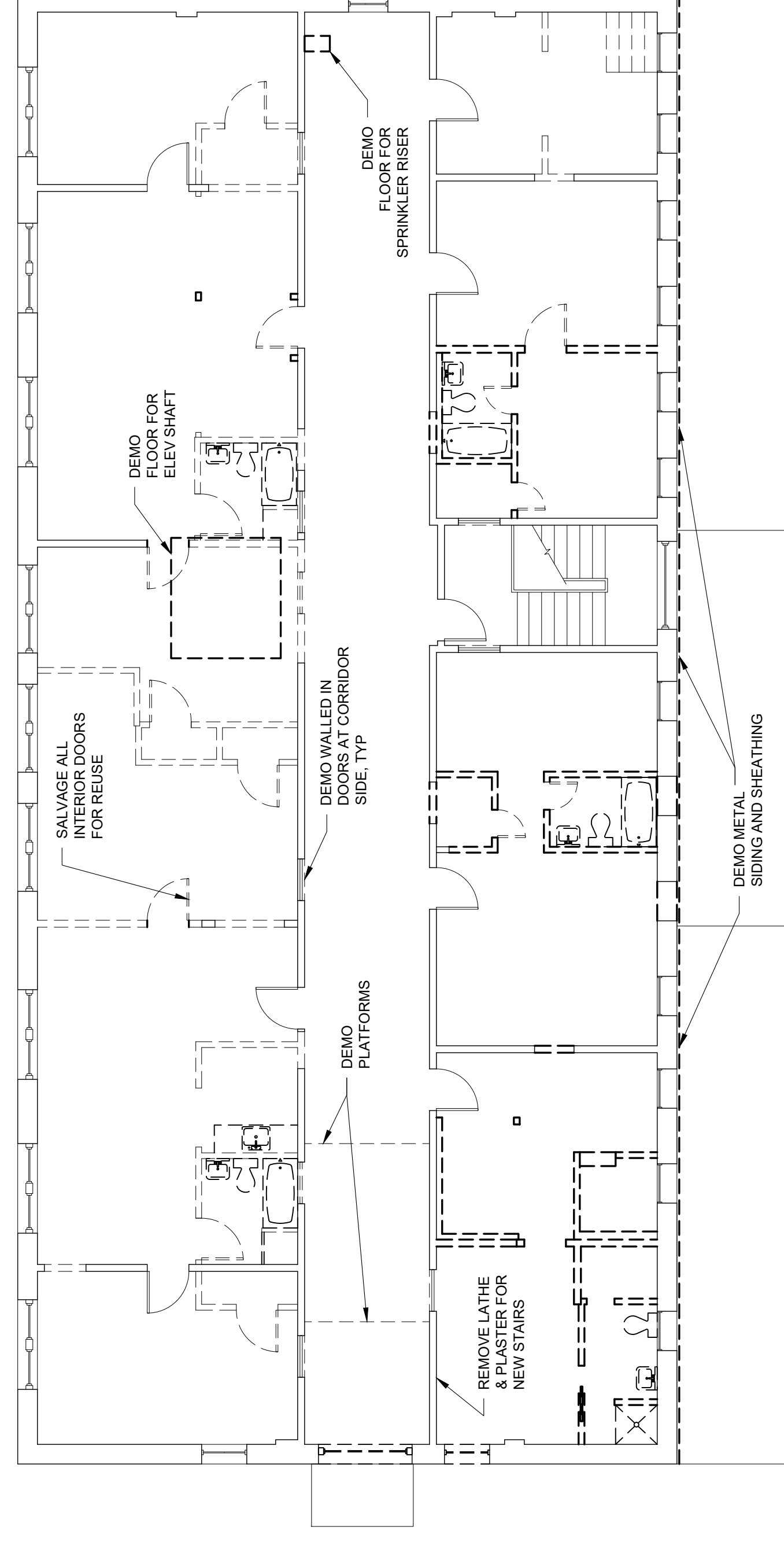
DRAWN BY: EKT  
 CHECKED BY: DRB  
 DATE: SEPT 2021  
 PROJECT #: 2116

SHEET NUMBER  
**A0.2**  
 OF: 22

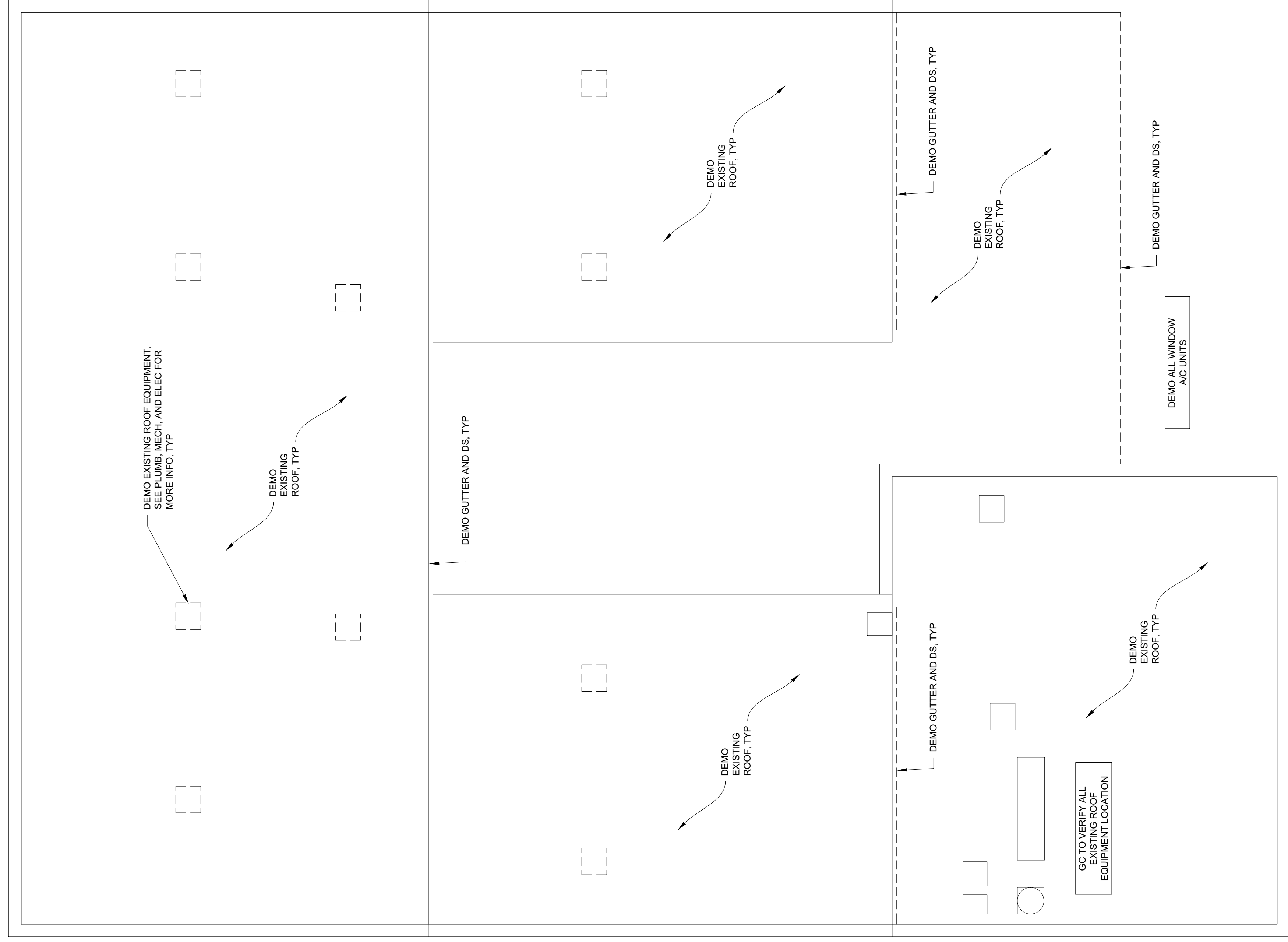


- NOTES FOR SECOND AND THIRD FLOORS:
1. DEMO ALL WINDOW AIR CONDITIONERS. DEMO AND RELOCATE TO INSTALL WINDOW AIR CONDITIONERS.
  2. DEMO ALL FLOOR FINISHS AND ASSOCIATED ADHESIVES MECHANICAL FASTENERS ETC. DOWN TO ORIGINAL WOOD FLOORS DEMO.
  3. DEMO ALL CEILING TILES AND ASSOCIATED GRIDS, ADHESIVES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



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

**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.

**DATE:** June 21, 2022

**CASE:** TA-07-22 and TA-08-22 Text Amendment – Multi-Family and Convention Center, Mixed Use

**PREPARED BY:** Scott Sherrill, AICP, Development Review Manager

**BACKGROUND: TA-07-22, CITIZEN INITIATED**

On April 14, 2005, City of Concord City Council adopted a text amendment that established a list of permitted uses within 1,000 feet of the Concord Convention Center, effectively establishing an overlay on surrounding properties that limited approved uses. Among the uses that were not permitted within the 1,000 ft. buffer were multi-family residential and mixed-use buildings. The bounds of the overlay were further limited from applying to properties across rights of way greater than 120', which effectively means that properties across Bruton Smith Blvd. were exempted from the use limitations. Several adjoining property owners spoke in opposition to the text amendment at the hearing in 2005.

A map reflecting the convention center buffer is attached to this staff report. It includes portions of the Rocky River Golf Course and other city-owned property to the north along the Hector Henry Greenway. There is one vacant outparcel on Gateway Ln, which is proposed for a drive thru restaurant, per their sewer allocation request. There are four undeveloped parcels bounded by Bruton Smith Blvd, Scott Padgett Pkwy NW, and John Q Hammon Dr. NW that total 8.2+/- acres, and the property at 5350 John Q Hammon Dr NW., consisting of approximately 5.6 acres. All of the relevant property is currently zoned General Commercial (C-2).

The City of Concord received an application for a text amendment from David B. Kossove requesting that multi-family residential uses be permitted within 1,000 feet of the convention center. Staff has recommended extending this request to explicitly permit mixed use buildings also.

Mr. Kossove is associated with a group that is seeking to develop a mixed-use building and a standalone multi-family building at 5350 John Q Hammon Dr. NW that is currently in for a sewer allocation request.

The C-2 zoning district permits vertically integrated mixed-use buildings by right, and multi-family buildings with a special use permit. Residential units above non-residential do not count towards the density limit, whereas standalone multi-family units are limited to 30% of the parcel area for both density and use, and are limited in density to the Residential Compact (RC) standard of 15 dwelling units per acre.



The aerial map reflecting the 1,000 ft. convention center buffer, the application for text amendment, and a selection of the minutes from the April 14, 2005 City Council meeting are attached to this staff report.

Pending guidance from the Planning and Zoning Commission, City staff would return to the Planning and Zoning Commission with a drafted text amendment at the July 19<sup>th</sup>, 2022 meeting.

**BACKGROUND: TA-08-22, ADMINISTRATIVE**

City Staff is proposing an amendment to the definition of Building, Mixed Use. The current definition limits the definition to buildings that resemble large single-family detached housing units, which is not the likely form of a mixed-use building, which can resemble larger, more dense apartment buildings in urban settings. This more urban form is more likely what would be expected in the City of Concord, and this definitional change reflects that reality.

The Article 14 amendment would read thus:

**BUILDING, MIXED USE** - A vertically integrated mixed use building, ~~similar in appearance to a large single-family detached house that is regulated in form but flexible in use~~. The building is able to accommodate a wide variety of uses, including apartments for sale or rent, bed and breakfast inn, small professional offices, ground floor retail or restaurant.



I, David B Kossove, on behalf of Crestbrook Investors LLC, do hereby request that the Planning and Zoning Commission consider a Concord Development Text amendment to amend Section 8.3.4.G 5 for the following reasons:

to allow the inclusion of multi family residential as a permitted use within 1000' of the City Convention Center. (see attached)

(attach additional sheets if necessary)

Date: 5/23/2022
Signature of Applicant: David B Kossove
Address: for Crestbrook Investors, LLC
843 DeBordieu Bv
Georgetown, SC 29440
Telephone: ( ) 704-650-3883
dkossove@phinterprises.com

Note: Acceptance and processing of this application provides the applicant with an opportunity to present his/her request to the Planning and Zoning Commission, but in no way guarantees that an amendment will either be requested or considered by the Commission, or that an amendment will be voted upon and recommended by the City Council for approval. Payment of the application fee shall be due upon the direction of the Planning and Zoning Commission that an amendment be drafted for consideration.

Staff Use Only:
Application Received by: Date: , 20
Fee: \$400.00 Received by: Date: , 20
The application fee is nonrefundable.

**Staff Use Only:**

Planning and Zoning Commission Meeting:

Date: \_\_\_\_\_, 20\_\_\_\_ Time: \_\_\_\_\_

\_\_\_ Approved/Accepted \_\_\_ Denied/Rejected

Comments:

---



---



---



---



---

Recommendation on the drafted amendment:

Record of Decision: Motion to: \_\_\_ Approve \_\_\_ Deny

Yea Nay

_____	___	___
_____	___	___
_____	___	___
_____	___	___
_____	___	___
_____	___	___
_____	___	___

Date: \_\_\_\_\_, 20\_\_\_\_ \_\_\_ Accepted \_\_\_ Rejected

Findings:

---



---



---



---

## UDO TEXT AMENDMENT – SECTION 8.3.4.G 5

Add the following to list of allowed uses: RESIDENTIAL – MULTI FAMILY

### 5. LOCATION

Only the following permitted uses from Table 8.1.8 shall be allowed to locate within one thousand (1000) feet from any convention center property unless the use is separated by an existing public right-of-way of 120 ft. or greater. This does not include property whose use(s) would become non-conforming at the date of adoption. For purposes of this section, a property for which a site plan has been approved shall be considered to be a convention center property.

ABC Store

Accessory uses (customarily incidental to the permitted primary use as approved by the Administrator)

Accounting & Tax Service

Advertising & Related Services

Amusement Arcade, indoors only

Amusement Park

Animal Grooming Establishment (no overnight boarding)

Antique Store

Architectural, Engineering & Related Services

Art Dealer

Art Supply Shop

Auditorium/Assembly Hall, up to 350 seats

Auditorium/Assembly Hall, more than 350 seats

Bakery/Snack Shop, no drive-thru

Bank Teller Machines, outdoor (principal or accessory uses)

Barber/ Beauty Shop

Baseball Hitting Range

Beauty Supply and Cosmetic Store

Bed and Breakfast Inn

Bicycle Sales and Service

Blueprinting and Drafting Service

Botanical Gardens/Nature Preserves

Book Store

Bowling Center

Bus Charter Service Company (including passenger terminals)

Camera and Photography Store

Candle Shop

Candy and Nut Store

Card Shop

Child Care Center  
China and Tableware Shop  
Clock and Watch Sales and Repair  
Cloth/Piece Goods store  
Clothing and Clothing Accessories  
Clothing Alterations and Repairs  
Coin and Stamp Shop  
Computer System Design & Related Services  
Convention Center  
Costume Rental Shop  
Counseling Office  
Consulting Office  
Country Club  
Craft Studio and Store  
Credit Bureau  
Dance School Studio  
Data Processing and News Services  
Delivery/Courier Service, local, (no commercial vehicles)  
Detective Agency  
Drapery and Linen Shop  
Electronics Sales and Repair  
Electronic Shopping and Mail-Order Houses  
Employment Agency  
Engineering, Architect or Surveying Office  
Environmental Consulting Service  
Extended Stay Lodging Facilities  
Financial Institution (no drive up windows)  
Floral and Christmas Shop  
Florist  
Food Catering Facility  
Food Store, (excluding convenience stores)  
Formal Wear  
Funeral Home  
Furniture & Home Furnishings store  
General Merchandise Store (less than 25,000 sq. ft.)  
Gift, Novelty and Souvenir Store  
Glass and Mirror Shop  
Golf Course, public or private  
Golf Driving Range  
Governmental Buildings (excl. correctional institutions)  
Graphic Design Services  
Gun and Ammunition Sales  
Gunsmith  
Hardware Store

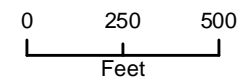
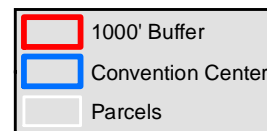
Health Club & Fitness Center  
Hobby, Toy, and Games Stores  
Home Electronics Sales and Repair  
Home Occupations  
Hospital  
Hotel  
Industrial Design Services (general office)  
Insurance Agency  
Interior Design Services  
Jewelry Sales and Repair Store  
Legal services  
Library, public  
Limousine/Chauffeur Service  
Martial Arts School  
Massage Therapist  
Medical clinic  
Medical Supply Shop  
Micro-Brewery (less than 5,000 sq. ft.)  
Miniature Golf Course  
Motel  
Motion Picture and Sound Recording Studio  
Motion Picture Theater, indoor  
Museum  
Music Store  
Nail Store  
Newsstand (principal use)  
Nursery, plants  
Office, general  
Office supplies, Equipment and Stationary Store  
Park, community  
Park, district  
Park, neighborhood  
Park, linear  
Park, regional  
Parking Lot & Decks, principal use  
Performing Arts Company & Artist  
Pet Shop  
Photocopy Service  
Photofinishing Laboratory  
Photography Studio  
Picture Frame Shop  
Post Office  
Postal store and Contract Station  
Printing and related Support Activities

Public Transportation System  
Real Estate agency  
Recreational Instruction and Camps  
Religious Institution / House of Worship (up to 450 seats)  
Religious Institution / House of Worship (more than 450 seats)

**Residential – Multi Family**

Restaurant  
School, boarding  
School, business or trade  
School, private & parochial  
School, public, elementary & secondary  
School, university or college  
School, fine arts  
Scientific Research & Development Services  
Sewing, Needlework & Piece Goods Store  
Shoe Sales and Repair Shop  
Shopping Center, less than 25,000 sq. ft.  
Shopping Center, 25-100,000 sq. ft.  
Shopping Center, over 100,000 sq. ft.  
Skating Rink, indoor  
Social Assistance (excl. child care centers)  
Sporting Goods Store  
Stationery Shop  
Stock or Security Brokerage Firm  
Tanning Salon  
Television, Radio & Film Studio  
Tobacco Shop  
Travel Agency  
Trophy & Plaque Shop  
Video Rental & Sales  
Visitor Bureaus  
Wedding Chapel

Convention Center  
1,000' Buffer





Mayor Padgett.

Mr. Joe Shambo appeared in support of the annexation. He said the area has two waterways, which gives them an opportunity to protect and enhance the surrounding greenways. He said it would be nice to develop this premiere residential community in conjunction with the City.

No further comments were received. Therefore, the public hearing was closed.

The City Manager said there is no doubt this would be a high quality development. However, there is a concern about the City overextending its services. He further stated that this area is included in the five-year annexation plan that was previously adopted.

Council Member Ramseur stated that the Utilities Service Agreement would ensure that the development is built according to the City's development standards so it could easily be annexed later.

A motion was made by Council Member Henry, seconded by Council Member Ramseur, and duly carried, to deny the current annexation petition and authorize the City Manager and staff to finalize the Utilities Service Agreement with the owner/developer—the vote: all aye.

\* \* \* \* \*

This date and time was established in order to conduct a public hearing and to consider adopting an ordinance annexing the Ambassador project area located east of Poplar Tent Road and south of NC Highway 73. However, the City Manager stated that Mr. Chip Thompson, a representative of Ambassador Properties, had submitted a letter requesting that this annexation request be withdrawn.

Mr. Bob Taylor, with Lat Purser and Associates, appeared on behalf of Mr. Porter Byrum, one of the property owners. He told the Council that they were just notified of Mr. Thompson's letter and asked if Ambassador Properties could withdraw the request without the consent of the property owner. He stated that the property owner signed the petition, but did not know he was giving up all his rights.

The City Attorney suggested that the Council could table this item until next month in order to determine if Ambassador Properties has the right to withdraw.

The City Manager reminded the Council that staff's recommendation was to offer a Utilities Service Agreement and deny the annexation request due to the issues involving adequate school facilities, before the letter was received from Mr. Thompson.

Council Member Grimes felt the Council should table the item to determine the correct applicant. Council Member Ramseur said the petition showed Ambassador Properties as the applicant.

A motion was made by Council Member Barrier, seconded by Council Member Grimes, and duly carried, to table this item until the next regular meeting on May 12, 2005 for clarification—the vote: aye: Phillips, Small, Brown, Barrier, Henry, Grimes; no: Ramseur.

\* \* \* \* \*

This date and time was established in order to conduct a public hearing and to consider adopting an ordinance to amend the Unified Development Ordinance (UDO) pertaining to Article 5, Supplemental Use Regulations. Staff was directed to draft an amendment to the current language in the UDO regarding compatible and complimentary

uses in close proximity to a convention center. The proposed language lists uses that will be allowed within one thousand (1000) feet from any convention center property unless the use is separated by an existing public right-of-way of 120 feet or greater. The public hearing, having been duly advertised, was opened by Mayor Padgett.

Mr. Deane Brunson, representing Crestbrook Investors, the owner of the property adjoining the convention center, appeared in opposition to the text amendment. Ms. Anne Morrison, representing Modern Nissan, stated that they entered into a contract on March 15, 2005 to purchase 5.75 acres adjoining the convention center site from Crestbrook Investors. Mr. Brunson informed the Council that Crestbrook acquired 13.3 acres in front of the convention center site in 1999. At that time, the City had an access easement through the middle of the property, which takes up about 1.468 acres, leaving 5.362 acres to the left of the road and 6.28 acres to the right. He stated that Crestbrook has met on many occasions with the Mayor and City Manager to discuss the plans for the convention center and the plans for their property. However, on Sunday, April 10, Crestbrook was informed of this text amendment by a phone call from the Mayor. Mr. Brunson stated that the text amendment will take away 81 of the 288 uses currently allowed.

Mr. Brunson then spoke about the notices that were given for the public hearings held by the Planning and Zoning Commission and City Council. He stated that a special meeting of the Planning and Zoning Commission was held this past Tuesday evening. Mr. Brunson quoted from the General Statutes regarding the requirements for holding public hearings. He stated that a notice shall be published once a week for two successive calendar weeks in the newspaper, with the first notice published not less than 10 days nor more than 25 days before the hearing. He also read what information the notice should include. Mr. Brunson said they felt the notice had failed to adequately alert the owners of property of their rights that might be affected. He also felt the notice failed to describe the area in question.

Ms. Morrison informed the Council that she had spoken with a representative at the Institute of Government earlier about the matter, who had directed her to a similar case in another town. She spoke about the vague notice that was advertised for the public hearings.

A motion was made by Council Member Phillips, seconded by Council Member Ramseur, and duly carried, to allow Ms. Morrison an additional two minutes to speak.

Ms. Morrison stated that the purpose of the notice is to alert the general public and the people who are affected and give them notice so that they can speak and have an adequate public hearing. In that particular case, as in this one, they believe the notice was so cryptic and vague that it amounted to no notice at all.

Mr. Brunson also stated that the General Statutes require the City to give written notice to any property that abuts the property being affected. He stated that the City did not provide a written notice to anyone. Mr. Brunson requested that the Council deny the text amendment. However, if the Council is inclined to adopt the text amendment they requested that the usages they faxed to the City be included. He felt that the Council should not take action on the text amendment as recommended by staff because they feel proper notice was not given to the public.

Mr. Robert Fowler, President of Modern Automotive Network, requested that the Council include automotive sales if the text amendment is adopted. He stated that they are prepared to invest \$5 to \$6 million to this site to construct a building that would be very appropriate for the area. Mr. Fowler stated that this type of business would not be detrimental to the convention center and would not generate a significant amount of traffic.

Mr. Brunson stated that 90% of Speedway Boulevard has already been developed and includes four or five fast food restaurants, a car dealership and gas stations. All of

these uses would be denied for their property in the proposed text amendment. Mr. Brunson stated that they have been told that the main entrance to the convention center is next to the existing car dealership and their property is at the exit of the convention center.

A motion was made by Council Member Henry, seconded by Council Member Ramseur, and duly carried, to recess for ten minutes for the City Attorney to confer with staff.

Following the ten-minute recess, the Council reconvened.

No further comments were received. Therefore, the public hearing was closed.

A motion was made by Council Member Grimes, seconded by Council Member Ramseur, and duly carried, to adopt the amendment to the Unified Development Ordinance pertaining to Article 5, Supplemental Use Regulations, as recommended, and to instruct the City Manager to assign staff to start immediately to work with impacted property owners that have suggestions for changes in the listed uses to determine if other uses should be listed with or without conditions and to come back to Council with a recommendation—the vote: all aye.

ORD. # 05-27

AN ORDINANCE AMENDING THE ZONING ORDINANCE  
OF THE CITY OF CONCORD, NORTH CAROLINA

WHEREAS, the City of Concord, North Carolina pursuant to the authority conferred by the North Carolina General Statute 160A-394 enacted an Official zoning Ordinance for the City of Concord, North Carolina and the Area of Extraterritorial Jurisdiction on July 28, 1977; and

WHEREAS, the City of Concord, North Carolina pursuant to the authority conferred by North Carolina General Statute 160A-381 through 160A-394 may from time to time as necessary amend, supplement, change, modify or repeal certain of its zoning regulations and restrictions and zone boundaries; and

WHEREAS, the City of Concord, North Carolina pursuant to the authority conferred by North Carolina General Statute 160A-381 through 160A-394 does hereby recognize a need to amend the text of certain articles of the City of Concord zoning Ordinance.

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

SECTION 1: That Article 5, Supplemental Use Regulations, Table of Contents, of the City of Concord Unified Development Ordinance be amended to read as follows:

**ARTICLE 5  
SUPPLEMENTAL USE REGULATIONS**

**Summary:** *This Section establishes uniform criteria for particular uses which are permitted within one or more of the zoning districts established in Article 4. If the use is listed as a permitted use in Article 4, Table 4.6-1 or 4.6-2, the additional criteria set forth in this Article must be satisfied before an application for development approval will be approved or issued. If the use is listed as a conditional use in Article 4, Table 4.6-1 or 4.6-2, the additional criteria set forth in this Article must be satisfied before an application for Conditional Use Permit will be approved. These criteria are designed to ensure that the listed uses are compatible with the other permitted uses in the zoning district and to*

*implement the policies of the Comprehensive Plan.*

TABLE OF CONTENTS

SECTION	PAGE
5.1 GENERAL PROVISIONS	5-3
5.2 ACCESSORY USES AND STRUCTURES	5-4
5.3 ACCESSORY DWELLING UNITS	5-6
5.4 ANIMAL REGULATIONS	5-7
5.5 ANIMAL BOARDING/STORAGE USES	5-8
5.6 MOTOR VEHICLE SALES OR RENTAL LOTS	5-9
5.7 BED AND BREAKFAST INNS	5-10
5.8 CAMPGROUNDS	5-11
5.9 CEMETERIES AND CREMATORIES	5-12
5.10 CONVENIENCE STORES	5-13
5.11 HAZARDOUS WASTE FACILITIES	5-14
5.12 HOME OCCUPATIONS	5-15
5.13 JUNKYARDS AND HEAVY EQUIPMENT AND INDUSTRIAL STORAGE LOTS	5-20
5.14 DEMOLITION LANDFILLS	5-21
5.15 MINI-WAREHOUSE/SELF-SERVICE STORAGE	5-23
5.16 CHILDCARE CENTERS	5-25
5.17 RESIDENTIAL CARE FACILITIES	5-26
5.18 PRIVATE CLUBS	5-27
5.19 QUARRYING AND MINING USES	5-28
5.20 SEXUALLY-ORIENTED BUSINESSES	5-29
5.21 TELECOMMUNICATIONS FACILITIES	5-33
5.22 TEMPORARY USES	5-40
5.23 MANUFACTURED/MODULAR HOME AND STORAGE BUILDING SALES	5-43
5.24 SINGLE-FAMILY DETACHED RESIDENTIAL IN THE AG, I-1	

<b>AND I-2 ZONE</b>	<b>5-44</b>
<b>5.25 RESIDENTIAL SUBDIVISIONS IN THE AG ZONE</b>	<b>5-45</b>
<b>5.26 CATERING</b>	<b>5-46</b>
<b>5.27 SUPPLEMENTAL LOCATION STANDARDS</b>	<b>5-47</b>

SECTION 2: That Article 5, Supplemental Use Regulations, of the City of Concord Unified Development Ordinance, be amended to include the following:

### **5.27 SUPPLEMENTAL LOCATION STANDARDS**

#### **5.27.1 PURPOSE.**

The purpose and intent of this section is to ensure that future development within close proximity of the convention center will contain uses that are compatible and complimentary, and promote pedestrian as well as tourist activities.

#### **5.27.2 LOCATION.**

Only the following permitted uses from Table 4.6-1 shall be allowed to locate within one thousand (1000) feet from any convention center property unless the use is separated by an existing public right-of-way of 120 ft. or greater. This does not include property whose use(s) would become non-conforming at the date of adoption. For purposes of this section, a property for which a site plan has been approved shall be considered to be a convention center property.

**ABC Store**  
**Accounting & Tax Service**  
**Advertising & Related Services**  
**Amusement Arcade, indoors only**  
**Amusement Park**  
**Animal Grooming Establishment, no overnight boarding**  
**Antique Store**  
**Architectural, Engineering & Related Services**  
**Art Dealer**  
**Art Supply Shop**  
**Auditorium/Assembly Hall, up to 350 seats**  
**Auditorium/Assembly Hall, more than 350 seats**  
**Bakery/Snack Shop, no drive-thru**  
**Bank Teller Machines, outdoor (principal or accessory uses)**  
**Barber/ Beauty Shop**  
**Baseball Hitting Range**  
**Beauty Supply and Cosmetic Store**  
**Bed and Breakfast Inn**  
**Bicycle Sales and Service**  
**Blueprinting and Drafting Service**  
**Botanical Gardens/Nature Preserves**  
**Book Store**  
**Bowling Center**  
**Bus Charter Service Company, including passenger terminals**  
**Camera and Photography Store**  
**Candle Shop**  
**Candy and Nut Store**  
**Card Shop**  
**Child Care Center**

China and Tableware Shop  
Clock and Watch Sales and Repair  
Cloth/Piece Goods store  
Clothing and Clothing Accessories  
Clothing Alterations and Repairs  
Coin and Stamp Shop  
Computer System Design & Related Services  
Convention Center  
Costume Rental Shop  
Counseling Office  
Consulting Office  
Country Club  
Craft Studio and Store  
Credit Bureau  
Dance School Studio  
Data Processing and News Services  
Delivery/Courier Service, local, (no commercial vehicles)  
Detective Agency  
Drapery and Linen Shop  
Electronics Sales and Repair  
Electronic Shopping and Mail-Order Houses  
Employment Agency  
Engineering, Architect or Surveying Office  
Environmental Consulting Service  
Extended Stay Lodging Facilities  
Financial Institution  
Floral and Christmas Shop  
Florist  
Food Catering Facility  
Food Store, (excl. conv. stores)  
Formal Wear  
Funeral Home  
Furniture & Home Furnishings store  
General Merchandise Store (less than 25,000 sq. ft.)  
Gift, Novelty and Souvenir Store  
Glass and Mirror Shop  
Golf Course, public or private  
Golf Driving Range  
Governmental Buildings (excl. correctional institutions)  
Graphic Design Services  
Gun and Ammunition Sales  
Gunsmith  
Hardware Store  
Health Club & Fitness Center  
Hobby, Toy, and Games Stores  
Home Electronics Sales and Repair  
Home Occupations  
Hospital  
Hotel  
Industrial Design Services (general office)  
Insurance Agency  
Interior Design Services  
Jewelry Sales and Repair Store  
Legal services  
Library, public  
Limousine/Chauffeur Service

Martial Arts School  
Massage Therapist  
Medical clinic  
Medical Supply Shop  
Micro-Brewery (less than 5,000 sq. ft.)  
Miniature Golf Course  
Motel  
Motion Picture and Sound Recording Studio  
Motion Picture Theater, indoor  
Museum  
Music Store  
Nail Store  
Newsstand (principal use)  
Nursery, plants  
Office, general  
Office supplies, Equipment and Stationary Store  
Park, community  
Park, district  
Park, neighborhood  
Park, linear  
Park, regional  
Parking Lot & Decks, principal use  
Performing Arts Company & Artist  
Pet Shop  
Photocopy Service  
Photofinishing Laboratory  
Photography Studio  
Picture Frame Shop  
Post Office  
Postal store and Contract Station  
Printing and related Support Activities  
Public Transportation System  
Real Estate agency  
Recreational Instruction and Camps  
Religious Institution / House of Worship, up to 450 seats  
Religious Institution / House of Worship, more than 450 seats  
Restaurant  
School, boarding  
School, business or trade  
School, private & parochial  
School, public, elementary & secondary  
School, university or college  
School, fine arts  
Scientific Research & Development Services  
Sewing, Needlework & Piece Goods Store  
Shoe Sales and Repair Shop  
Shopping Center, less than 25,000 sq. ft.  
Shopping Center, 25-100,000 sq. ft.  
Shopping Center, over 100,000 sq. ft.  
Skating Rink, indoor  
Social Assistance (excl. child care centers)  
Sporting Goods Store  
Stationery Shop  
Stock or Security Brokerage Firm  
Tanning Salon  
Television, Radio & Film Studio

Tobacco Shop  
Travel Agency  
Trophy & Plaque Shop  
Video Rental & Sales  
Visitor Bureaus  
Wedding Chapel

SECTION 5: That this Ordinance be effective immediately upon adoption.  
Adopted in open session this 14<sup>th</sup> day of April, 2005.

CITY COUNCIL  
CITY OF CONCORD  
NORTH CAROLINA

/s/ J. Scott Padgett, Mayor

ATTEST: /s/ Vickie C. Weant, City Clerk

/s/ Albert M. Benshoff, City Attorney

\*\*\*\*\*


This date and time was established in order to conduct a public hearing and to consider adopting the Annual Agency Plan for the Concord Housing Department. The public hearing, having been duly advertised, was opened by Mayor Padgett.

No comments were received. Therefore, the public hearing was closed.

A motion was made by Council Member Henry, seconded by Council Member Small, and duly carried, to adopt the Annual Agency Plan for the Concord Housing Department—the vote: all aye.

\*\*\*\*\*

There being no further business to be discussed, a motion was made by Council Member Barrier, seconded by Council Member Ramseur, and duly carried, to adjourn—the vote: all aye.

  
\_\_\_\_\_  
J. Scott Padgett, Mayor

  
\_\_\_\_\_  
Vickie C. Weant, City Clerk