



AGENDA

REGULAR MEETING OF BOARD OF ZONING APPEALS
THURSDAY, MARCH 12, 2026 - 4:00 PM

Greenville City Hall, Council Chambers, 10th Floor
206 S. Main Street
Greenville, South Carolina 29601

Citizens may access the meeting at the following web address:
<http://greenvillesc.gov/MeetingMedia>

1. Call to Order
2. Welcome and Opening Remarks from the Chair
3. Roll Call
4. Approval of Minutes
 - A. Approval of Minutes for meeting on February 12, 2026
5. Call for Public Notice Affidavit from Applicants
6. Acceptance of Agenda
7. Conflict of Interest Statement
8. OLD BUSINESS
9. NEW BUSINESS
 - A. **S 26-094**
Application by McMillan Pazdan Smith Architecture (Anthony Tiberia) on behalf of Clark Nesbitt for a **SPECIAL EXCEPTION** to establish a 'general indoor entertainment and recreation (up to 6,000 SF)' use in a CV, Civic district at **40 JOHN MCCARROLL WAY** (TM# 019902-05-00101)
10. OTHER BUSINESS
11. Adjournment



**Planning Staff Report to
Board of Zoning Appeals
March 6, 2026**
for the March 12, 2026 Public Hearing

Docket Number: S 26-094
Applicant: Clark Nesbitt
Agent: McMillan Pazdan Smith Architecture (Anthony Tiberia)
Property Owner: Phillis Wheatley Association (Randy Jackson)
Property Location: 40 John McCarroll Way
Tax Map Number: 019902-05-00101
Acreage: 1.24
Zoning: CV, Civic District
Proposal: **SPECIAL EXCEPTION to establish a 'General indoor entertainment' use**

Applicable Sections of the City of Greenville Code of Ordinances:

Sec. 19-3.4.4. Commercial Use Standards
Sec. 19-6.2.15.A. Quasi-Judicial Review/Applicability
Sec. 19-6.2.15.D.2. Special Exception Permit

Staff Recommendation: Approve with conditions

Staff concludes that the Application complies with the standards to grant a Special Exception Permit as a **'General indoor entertainment'** use. If the Board decides to grant the Permit, Staff recommends the following conditions:

1. Operation of the facility shall be limited to a 'general indoor entertainment' use, as defined by this Code, and shall substantially conform to the statements of the Applicant and the content of the application. Modification of the facility's operation shall require the Applicant to seek a modification of the special exception permit.
2. Hours of operation shall be substantially consistent with those stated by the Applicant and not exceed past 10:00 p.m.
3. Per Greenville Development Code Section 19-3.2.1.B.3., delivery, waste collection, and similar commercial traffic is prohibited between the hours of 10:00 p.m. and 7:00 a.m.
4. Loitering, solicitation, and disorderly conduct is prohibited at all times; rules consistent with the provisions of this Code must be posted in conspicuous locations on the building and throughout the parking lot and must be enforced by the proprietors.
5. At all times during its occupancy, the Applicant shall assign a manager on the premises who shall ensure compliance with the terms of the special exception permit, this Code, and the applicable S.C. Code of Laws and Regulations.
6. The Applicant shall take reasonable measures to ensure that the business and its patrons comply with City ordinances and State laws intended to preserve the public peace, safety and order,

including but not limited to: occupancy loads, prohibitions on disorderly conduct and public intoxication, prohibitions on noise in violation of the City's noise ordinance, prohibitions on smoking in violation of the City's smoking ordinance, adequate patron parking and applicable neighborhood parking restrictions.

7. The establishment shall be prohibited from selling or offering alcoholic beverages.
8. If more than two incidents involving a police response to the use occur within a six-month period, the City of Greenville can then require one security person be on-duty when open for business. The security person(s) must possess a "Security Officer Registration Certificate" pursuant to Chapter 18 of Title 40 of the SC Code of Laws, or as an alternative, may be an off-duty sworn law enforcement officer. No other employee may serve in the capacity of a security person unless so certified. Repeated incidents requiring calls for service from law enforcement may be grounds for revocation of the permit.
9. The Applicant shall designate staff at all ingress/egress points to be responsible for monitoring the flow of patrons and confirming compliance with allowable occupant capacity.
10. Indoor entertainment shall be limited to theatrical performances. Live music performances, except for musicals, shall be prohibited.
11. Outdoor entertainment shall be prohibited.
12. Interior sound amplification must be located only as reflected on the approved floor plan and must be directed away from the principal entrance or directed toward the interior of the building.
13. Except to provide ingress and egress, exterior doors and windows must remain closed once performances have started.
14. Exterior sound amplification shall be prohibited.
15. Operation and maintenance of the facility, regardless of the hours permitted to be open to the public, shall comply with the Noise Ordinance, Chapter 16, Article II, Division 3 of the City Code. A pattern of noise complaints related to the business shall be grounds to require another meeting with the Technical Advisory Committee. Repeated noise violations may be grounds for revocation of the permit.
16. The establishment shall be prohibited from hosting third-party ticketed events. In-house ticketed events are permitted.
17. If outside queueing of patrons on the property and along public sidewalks occurs, the staff person(s) shall ensure orderly behavior of patrons so as to not negatively impact surrounding lands and safe use of the public sidewalks.
18. A copy of the special exception permit shall be maintained on the premises with other related inspection, licensing, and occupancy information.

Staff Analysis:

The Agent, McMillan Pazdan Smith Architecture on behalf of the Applicant, Clark Nesbitt, requests permission to establish a 'general indoor entertainment' use at the upper campus of the Phillis Wheatley Community Center at 40 John McCarroll Way. The business would be known as Clark Nesbitt's No Dreams Deferred (CNNDD), a black box theatre.

A black box theatre can be defined as a versatile, minimalist performance space, typically a plain, square or rectangular room with black-painted walls, a flat floor, and no fixed seating or stage.

According to the Applicant, the theatre will have a particular focus on promoting the writings of Black authors.

The subject property is zoned CV, Civic. The CV district is a special zoning district. Special districts account for a mix of building types that serve surrounding neighborhoods and produce activities that do not readily assimilate into other zoning districts. The CV district is specifically intended to accommodate public, civic, and institutional uses.

The use of “general indoor entertainment and recreation” in the CV district requires a special exception permit from the Board of Zoning Appeals.

The Applicant has indicated the business will operate three days a week. Friday from 5:00 pm to 10:00 pm, Saturday from 3:00 pm to 10:00 pm, and Sunday from 3:00 pm to 10:00 pm. The theatre will operate outside of regular business hours at the community center.

The use will not use a kitchen, and the Applicant was not initially planning to offer food or drink sales, however after discussion with city staff, the Applicant indicated they would like to the ability to offer concessions in the future. Concessions would likely feature pre-packaged food and drinks. Alcoholic beverages would not be sold or allowed inside.

The maximum seating for a show will be around 75 people, although the room could hold more. Seating within the theatre would not be fixed.

The Technical Advisory Committee (TAC) met with the Applicant on February 19, 2026, and recommended approval of the Special Exception Permit with conditions; these recommended conditions are listed at the end of this report.

No previous special exception or conditional use permits apply to the property.

Attendance at the monthly Project Preview Meeting was required as part of this application. The Applicant presented the project at the February 3, 2026, Project Preview Meeting. A summary of the meeting completed by the Applicant will be included as part of the staff report materials. Feedback was reportedly positive.

A Special Exception Permit shall be approved only upon finding that the Applicant demonstrates **all** the following are met:

Standard a: The Proposed Special Exception Is Consistent with the Comprehensive Plan.

The GVL2040 Comprehensive Plan identifies the subject property in the ‘Campus – Institutional’ classification as part of the future land use map. The property is also located within the ‘Areas Suitable for Missing Middle Housing’ classification.

The Campus – Institutional land use classification includes large institutions and associated campuses such as colleges, hospitals, and large medical complexes as well as airports. These uses tend to be significant employment sources therefore multi-modal connections should be made to adjacent nodes, corridors and neighborhoods when appropriate.

Areas Suitable for Missing Middle Housing are suitable for a variety of housing types as identified in the Missing Middle Housing Study for Greenville City and County. The identified areas are 5 minute / ¼ mile walksheds around key centers of activity that include downtown, urban centers/downtown transition areas, neighborhood main streets, and key medical/ institutional facilities.

Although the proposed entertainment use is classified as a commercial use type, the use will be located within an existing community center, an institutional use. The use is intended to be complimentary to the community center’s purpose and is not anticipated to conflict with the long-term vision of the area.

Staff finds that the proposed use is consistent with the Comprehensive Plan.

Standard b: The Proposed Special Exception Complies With All Use Standards in Div. 19-3.4.

Use standards for 'general indoor entertainment and recreation' uses are located in Section 19-3.4.4.B. and are listed below:

19-3.4.4. Commercial use standards

B. Entertainment and Recreation

1. General Indoor Entertainment and Recreation

The following standards apply, as deemed applicable by the Administrator:

- a. Operation of the business must comply at all times with the provisions of the South Carolina Alcoholic Beverage Control Act and the regulations of the Department of Revenue.*
- b. At all times during its occupancy, the applicant must assign a manager on the premises who must ensure compliance with this Code, and the applicable South Carolina Code of Laws and Regulations.*
- c. The applicant and all of its managers and employees responsible for serving any alcoholic beverage (current and future) must participate in the merchant education/server training program offered by the Phoenix Center or comparable program offered by other vendors approved by the City Police Department. Evidence of satisfactory completion of this training for each employee must be retained on-site and available for inspection by the Administrator and the City Police Department. Current personnel must receive training within 30 days of issuance of the certificate of occupancy and future personnel must receive training within 30 days of hiring.*
- d. The Administrator may require the applicant to retain outdoor security persons during operation of the establishment. The security persons must possess a security officer registration certificate pursuant to South Carolina Code 1976, title 40, chapter 18, or, as an alternative, may be an off-duty sworn law enforcement officer. No other employee may serve in the capacity of a security person unless so certified.*
- e. Occupant capacity of the establishment must be established by the City building codes Administrator. The applicant must designate staff at all ingress/egress points to be responsible for monitoring the flow of patrons.*
- f. Acoustic music and entertainment may be permitted in an outdoor space. Specified hours of outdoor music and entertainment are limited by the permit.*
- g. Exterior sound amplification is prohibited except in areas specifically authorized on the approved site plan; all amplified sound must be directed inward toward the facility and away from any adjoining use or public property. Specified hours of exterior sound amplification are limited by the permit.*
- h. Interior sound amplification must be located only as reflected on the approved floor plan and must be directed away from the principal entrance or directed toward the interior of the building. Except to provide ingress and egress, exterior doors and windows must remain closed after 10:00 p.m.*
- i. Rooftop decks must have perimeter guard railing above table surfaces.*
- j. Loitering, solicitation, and disorderly conduct is prohibited at all times; rules consistent with the provisions of this Code must be posted in conspicuous locations on the building and throughout the parking lot and must be enforced by the proprietors.*
- k. The application must comply with City noise, smoking, and encroachment ordinances.*

- l. All debris and garbage from the use shall be properly discarded.*
- m. If a shared or remote parking agreement is required for the use, the applicant shall be responsible for maintaining the parking agreement as long as the use remains in operation.*
- n. Pursuant to Sec. 19-6.2.1.D., the Administrator may attach additional conditions which will protect nearby uses from any adverse impacts reasonably expected to occur as a result of the operation of the use.*

The Applicant has stated their intent to comply with the use criteria within their application.

Upon discussion with the Technical Advisory Committee, the Applicant displayed awareness of potential issues related to noise, parking, crowd management, and nearby residential.

The Applicant indicated that security is not expected to be needed and would not be retained for the use, unless required by the Board. The Applicant noted that patrons would be limited to the central corridor which offers access to the theatre room and restrooms. Security measures already in place at the facility will prevent patrons from being able to access the entire building during show hours.

During the TAC meeting, the Applicant indicated that sound amplification would be limited to indoor speakers. The speakers would be used to provide music and background effects as part of performances. While live entertainment may include musical performances, no DJs or bands are proposed.

Staff recommends formal incorporation of TAC's recommended conditions, listed at the end of this report, into any motion for approval. Staff also recommends the incorporation of the applicable use specific standards as conditions of approval.

Staff finds, with appropriate conditions, the use complies with the use standards of the Greenville Development Code.

Standard c: The Proposed Special Exception is Appropriate for its Location and Compatible with the Character of Surrounding Lands and the Uses Permitted in the Zoning Districts of Surrounding Lands, and Will Not Reduce Property Values of Surrounding Lands.

The land uses and zoning districts of adjacent property is as follows:

- East:** Multi-unit living (RC-3, Residential Community 3)
- North:** Multi-unit living (RC-3, Residential Community 3)
- West:** General civic (PD, Planned Development)
- South:** School (CM, Campus)

The property is zoned CV, Civic District. The subject property is currently developed as a community center. A room within the existing community center building would be used for the proposed use.

Surrounding properties are zoned RC-3, PD, and CM.

To the north of the property is Charleston Place Apartments, a multi-unit living development. Another multi-unit living development, Landwood Ridge Apartments, is located to the east of the site. Across John McCarroll Way to the south is Sterling School, a public elementary and middle school. The property to the west, across Ramsey Drive, is the lower campus of the Phillis Wheatley Community Center, a general civic use.

The closest residential sites within the vicinity are located less than one hundred feet away to the north and east. During the TAC meeting, the Applicant indicated that because the use will be inside and that parking areas are buffered, he did not expect the neighboring residential buildings to be noticeably impacted.

The Applicant has stated the business will close no later than 10:00 p.m.

Planning staff reached out to Greenville County Schools to notify them of this special exception application, and they did not express concerns to staff with this use. With the appropriate conditions, the use is not anticipated to create a conflict with other neighboring businesses and residential uses nearby.

Staff finds, with appropriate conditions, the use is compatible with surrounding lands.

Standard d. The Design of the Proposed Special Exception Minimizes Adverse Effects, Including Visual Impacts of the Proposed Use on Adjacent Lands; Furthermore, the Proposed Special Exception Does Not Impose Significant Adverse Impact on Surrounding Lands Regarding Service Delivery, Parking and Loading, Odors, Noise, Glare, Vibration, and Does Not Create a Nuisance.

The proposed use will be located inside an existing building. Visibility from adjacent properties will be minimal. No changes to exterior lighting are proposed. No adverse visual impacts or glare are anticipated from the use.

Parking is expected to come from the existing surface parking lot on-site. During the TAC meeting, the Applicant indicated that overflow and/or staff parking would also be available at the lower campus. Loading and unloading is expected to occur using the parking lot on-site.

The Applicant indicated that an existing above-ground dumpster located in the parking lot would be used for any trash generated by the theatre. During the TAC meeting, the Applicant indicated that service hours were managed by the community center and that frequency of service would not need to change for the proposed use. With appropriate conditions, no adverse impacts are anticipated regarding delivery, parking, loading, and odors.

As noted earlier, sound amplification will be limited to speakers inside the theatre. The Applicant indicated that speakers are intended to provide background effects during performances and are not intended to be loud as the audience would still need to be able to hear the performers. With appropriate conditions, no substantial adverse noise and vibration impacts are anticipated, nor is the use anticipated to create a public nuisance.

To minimize detrimental impacts on adjacent land uses, staff recommends that approval of the Special Exception Permit be conditioned upon the findings and recommendations of TAC, listed at the end of this report and within the Staff Recommendation.

Staff finds, with appropriate conditions, the use and its design will not have substantial adverse impacts.

TAC Findings and Recommendation

FINDINGS OF THE COMMITTEE:

1. The application and all other documents submitted supplemental to the application as part of this case prior to the Technical Advisory Committee review, is hereby incorporated and made a part of the findings of this Committee.
2. The Applicant indicates the intent to operate a general indoor entertainment and recreation use, more specifically a black box theatre, in the upper campus of the Phillis Wheatley Community Center. The theatre will be known as Clark Nesbitt's No Dreams Deferred.
3. The Applicant indicates that he is and has been a volunteer with the Phillis Wheatley Community Center for years and has been operating at the Simpsonville Arts Center for the past two years. Larger shows will continue at the Simpsonville theatre.

4. The Applicant indicates that the theatre will have a particular focus on promoting the writings of Black authors.
5. The Applicant indicates the intent to operate the establishment three days a week. Friday from 5:00 pm to 10:00 pm, Saturday from 3:00 pm to 10:00 pm, and Sunday from 3:00 pm to 10:00 pm. The theatre will operate outside of regular business hours at the community center.
6. The Applicant indicates that maximum seating will be around 75 persons, although the room could hold more.
 - a. After questioning by the Committee, a typical show will likely have about 50 attendees.
7. The Applicant indicates that performances will generally be around one- and one-half hours in time.
8. The Applicant indicates that the establishment will not use a kitchen. At this time, no food sales are planned, however concessions could be added in the future.
9. The Applicant indicates that the establishment will not serve any alcoholic beverages on premises even if concessions are added.
10. The Applicant indicates that no outdoor seating or similar outside facilities will be used as part of the use.
11. The Applicant indicates that performances will use speakers for background effects, however amplification volume will be limited due to the style of theatre. Musical performances will be limited.
12. The Applicant indicates that no outdoor entertainment is proposed.
13. The Applicant indicates that a manager and multiple staff will be on duty during show hours.
14. The Applicant indicates that he does not intend to hire security services for the establishment, however ushers and staff will be retained to manage the operation and ticketing.
15. The Applicant indicates that access will be limited to the central corridor which offers access to the theatre room and restrooms. Security measures already in place at the facility will prevent patrons from being able to access the entire building during show hours.
 - a. After questioning by the Committee, the Applicant indicates that staff will be able to monitor occupancy and the rear door.
16. The Applicant indicates that ticketing will be available for purchase on site and online. Most sales will be in advance of the performance.
17. The Applicant indicates that two persons will be positioned at the entrance to scan tickets.
18. The Applicant indicates that line management is not anticipated to be an issue and that patrons will enter from the Ramsey Drive door.
19. The Applicant indicates that parking will occur on site using the existing surface parking lot as well as the existing parking lot at the lower campus just across Ramsey Drive. A crosswalk on Ramsey Drive is existing and traffic along John McCarroll Way is expected to be limited to local traffic.
20. The Applicant acknowledges that the theatre is located near residential apartments but does not expect any noise or parking impacts to the abutting residential.

21. The Applicant indicates that an existing dumpster will be used to dispose of any trash.
 - a. After questioning by the Committee, the Applicant indicated that the Community Center is the party that will schedule trash servicing times.
22. The Applicant indicates that a smoking area has not been designated, but any smoking would occur outside away from the building.

RECOMMENDATIONS OF THE COMMITTEE:

1. This Committee recommends that the Board of Zoning Appeals **approve** the application.
2. In order to prevent and/or minimize any potential adverse effects from the Applicant's business on adjacent uses, this Committee recommends that the Board of Zoning Appeals make the following recommendations conditions of the special exception permit. These conditions are related in type and scale to the impact the proposed use would have on the public and surrounding land uses and are in addition to the standard requirements outlined in the Greenville Development Code:
 - a. This Committee recommends the Applicant maintain hours of operation that are substantially consistent with those stated by the Applicant.
 - b. This Committee recommends that the final life safety plan be amended to reduce the occupancy count in the theatre to better align with the proposed maximum of 75 spectators.
 - c. This Committee recommends that the Applicant take reasonable measures to ensure that the business and its patrons comply with City ordinances and State laws intended to preserve the public peace, safety and order, including but not limited to: occupancy loads, prohibitions on disorderly conduct and public intoxication, prohibitions on noise in violation of the City's noise ordinance, prohibitions on smoking in violation of the City's smoking ordinance, adequate patron parking and applicable neighborhood parking restrictions.
 - d. This Committee recommends that rules consistent with the provisions of the City Code must be posted in conspicuous locations on the building and throughout the parking lot (if applicable) and must be enforced by the proprietors.
 - e. This Committee recommends that at all times during its occupancy, the Applicant must assign a manager on the premises who must ensure compliance with the terms of the special exception permit, this Code, and the applicable South Carolina Code of Laws and Regulations.
 - f. This Committee recommends that the establishment be prohibited from selling alcoholic beverages.
 - g. This Committee does not recommend a requirement for trained security persons at this time, however if more than two incidents involving a police response to the use occur within a six-month period, the City of Greenville can then require one security person be on-duty when open for business. The security person(s) must possess a "Security Officer Registration Certificate" pursuant to Chapter 18 of Title 40 of the SC Code of Laws, or as an alternative, may be an off-duty sworn law enforcement officer. No other employee may serve in the capacity of a security person unless so certified. Repeated incidents requiring calls for service from law enforcement may be grounds for revocation of the permit.

- h. This Committee recommends that the Applicant shall designate staff at all ingress/egress points to be responsible for the monitor of flow of patrons and confirmation of compliance with allowable occupant capacity.
- i. This Committee recommends that indoor entertainment be limited to theatrical performances. Live music performances beyond musicals shall be prohibited.
- j. This Committee recommends that outdoor entertainment be prohibited.
- k. This Committee recommends that all interior sound amplification be located only as reflected on the approved floor plan and be directed away from the principal entrance or directed toward the interior of the building.
- l. This Committee recommends that exterior sound amplification be prohibited.
- m. This Committee recommends that, except to provide ingress and egress, exterior doors and windows must remain closed once performances have started.
- n. This Committee recommends that operation and maintenance of the facility, regardless of the hours permitted to be open to the public, comply with the Noise Ordinance, Chapter 16, Article II, Division 3 of the City Code. A pattern of noise complaints related to the business shall be grounds to require another meeting with the Technical Advisory Committee to evaluate soundproofing measures and a limitation on amplification. Repeated noise violations may be grounds for revocation of the permit.
- o. This Committee recommends that the establishment be prohibited from hosting third-party ticketed events. In-house ticketed events are permitted.
- p. This Committee recommends that if outside queueing of patrons on the property and along public sidewalks occurs, the staff person(s) shall ensure orderly behavior of patrons so as to not negatively impact surrounding lands and safe use of the public sidewalks.
- q. This Committee recommends that on-street loading/unloading only occur in the parking lot or in a city designated loading/unloading zone. No loading/unloading shall occur on Ramsey Drive and John McCarroll Way.
- r. This Committee recommends that a copy of the special exception permit shall be maintained on the premises with other related inspection, licensing, and occupancy information.
- s. This Committee recommends that repeated violations of the conditions of this permit shall be grounds for revocation of this permit.

Staff Comments

City Engineer

Comments:

1. Application review approval is subject to the applicant satisfying all conditions and requirements of the engineering divisions.

Civil Engineer

Comments:

No comments.

Environmental Engineer

Comments:

No comments.

Traffic Engineer

Comments:

No comments at time of staff report posting.

Fire Department

Comments:

Fire has no issues as long as conversion is code compliant and goes through the process.

REPORT OF THE TECHNICAL ADVISORY COMMITTEE

to the

Board of Zoning Appeals

S 26-094

Application by McMillan Pazdan Smith Architecture (Anthony Tiberia) on behalf of Clark Nesbitt for a **SPECIAL EXCEPTION** to establish a ‘general indoor entertainment and recreation (up to 6,000 SF)’ use in a CV, Civic district at **40 JOHN MCCARROLL WAY** (TM# 019902-05-00101)

Committee Meeting Date(s): February 19, 2026

Applicant attending meeting: Clark Nesbitt (business founder/director), Anthony Tiberia (project architect), and Katherine Shi (project architect)

Proposed Business: Clark Nesbitt’s No Dreams Deferred

FINDINGS OF THE COMMITTEE:

1. The application and all other documents submitted supplemental to the application as part of this case prior to the Technical Advisory Committee review, is hereby incorporated and made a part of the findings of this Committee.
2. The Applicant indicates the intent to operate a general indoor entertainment and recreation use, more specifically a black box theatre, in the upper campus of the Phillis Wheatley Community Center. The theatre will be known as Clark Nesbitt’s No Dreams Deferred.
3. The Applicant indicates that he is and has been a volunteer with the Phillis Wheatley Community Center for years and has been operating at the Simpsonville Arts Center for the past two years. Larger shows will continue at the Simpsonville theatre.
4. The Applicant indicates that the theatre will have a particular focus on promoting the writings of Black authors.
5. The Applicant indicates the intent to operate the establishment three days a week. Friday from 5:00 pm to 10:00 pm, Saturday from 3:00 pm to 10:00 pm, and Sunday from 3:00 pm to 10:00 pm. The theatre will operate outside of regular business hours at the community center.

6. The Applicant indicates that maximum seating will be around 75 persons, although the room could hold more.
 - a. After questioning by the Committee, a typical show will likely have about 50 attendees.
7. The Applicant indicates that performances will generally be around one- and one-half hours in time.
8. The Applicant indicates that the establishment will not use a kitchen. At this time, no food sales are planned, however concessions could be added in the future.
9. The Applicant indicates that the establishment will not serve any alcoholic beverages on premises even if concessions are added.
10. The Applicant indicates that no outdoor seating or similar outside facilities will be used as part of the use.
11. The Applicant indicates that performances will use speakers for background effects, however amplification volume will be limited due to the style of theatre. Musical performances will be limited.
12. The Applicant indicates that no outdoor entertainment is proposed.
13. The Applicant indicates that a manager and multiple staff will be on duty during show hours.
14. The Applicant indicates that he does not intend to hire security services for the establishment, however ushers and staff will be retained to manage the operation and ticketing.
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18. The Applicant indicates that line management is not anticipated to be an issue and that patrons will enter from the Ramsey Drive door.

19. The Applicant indicates that parking will occur on site using the existing surface parking lot as well as the existing parking lot at the lower campus just across Ramsey Drive. A crosswalk on Ramsey Drive is existing and traffic along John McCarroll Way is expected to be limited to local traffic.
20. The Applicant acknowledges that the theatre is located near residential apartments but does not expect any noise or parking impacts to the abutting residential.
21. The Applicant indicates that an existing dumpster will be used to dispose of any trash.
 - a. After questioning by the Committee, the Applicant indicated that the Community Center is the party that will schedule trash servicing times.
22. The Applicant indicates that a smoking area has not been designated, but any smoking would occur outside away from the building.

RECOMMENDATIONS OF THE COMMITTEE:

1. This Committee recommends that the Board of Zoning Appeals *approve* the application.
2. In order to prevent and/or minimize any potential adverse effects from the Applicant's business on adjacent uses, this Committee recommends that the Board of Zoning Appeals make the following recommendations conditions of the special exception permit. These conditions are related in type and scale to the impact the proposed use would have on the public and surrounding land uses, and are in addition to the standard requirements outlined in the Greenville Development Code:
 - a. This Committee recommends the Applicant maintain hours of operation that are substantially consistent with those stated by the Applicant.
 - b. This Committee recommends that the final life safety plan be amended to reduce the occupancy count in the theatre to better align with the proposed maximum of 75 spectators.
 - c. This Committee recommends that the Applicant take reasonable measures to ensure that the business and its patrons comply with City ordinances and State laws intended to preserve the public peace, safety and order, including but not limited to: occupancy loads, prohibitions on disorderly conduct and public intoxication, prohibitions on noise in violation of the City's noise

ordinance, prohibitions on smoking in violation of the City's smoking ordinance, adequate patron parking and applicable neighborhood parking restrictions.

- d. This Committee recommends that rules consistent with the provisions of the City Code must be posted in conspicuous locations on the building and throughout the parking lot (if applicable) and must be enforced by the proprietors.
- e. This Committee recommends that at all times during its occupancy, the Applicant must assign a manager on the premises who must ensure compliance with the terms of the special exception permit, this Code, and the applicable South Carolina Code of Laws and Regulations.
- f. This Committee recommends that the establishment be prohibited from selling alcoholic beverages.
- g. This Committee does not recommend a requirement for trained security persons at this time, however if more than two incidents involving a police response to the use occur within a six-month period, the City of Greenville can then require one security person be on-duty when open for business. The security person(s) must possess a "Security Officer Registration Certificate" pursuant to Chapter 18 of Title 40 of the SC Code of Laws, or as an alternative, may be an off-duty sworn law enforcement officer. No other employee may serve in the capacity of a security person unless so certified. Repeated incidents requiring calls for service from law enforcement may be grounds for revocation of the permit.
- h. This Committee recommends that the Applicant shall designate staff at all ingress/egress points to be responsible for the monitor of flow of patrons and confirmation of compliance with allowable occupant capacity.
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- k. This Committee recommends that all interior sound amplification be located only as reflected on the approved floor plan and be directed away from the principal entrance or directed toward the interior of the building.

- l. This Committee recommends that, except to provide ingress and egress, exterior doors and windows must remain closed once performances have started.
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- p. This Committee recommends that if outside queueing of patrons on the property and along public sidewalks occurs, the staff person(s) shall ensure orderly behavior of patrons so as to not negatively impact surrounding lands and safe use of the public sidewalks.
- q. This Committee recommends that on-street loading/unloading only occur in the parking lot or in a city designated loading/unloading zone. No loading/unloading shall occur on Ramsey Drive and John McCarroll Way.
- r. This Committee recommends that a copy of the special exception permit shall be maintained on the premises with other related inspection, licensing, and occupancy information.
- s. This Committee recommends that repeated violations of the conditions of this permit shall be grounds for revocation of this permit.

Respectfully Submitted,

John Hamlett
Technical Advisory Committee Chair

Ross Zelenske

Ross Zelenske, AICP
Senior Development Planner and Liaison to the Board of Zoning Appeals

INSTRUCTIONS

1. Refer to the application timeline on Page 4 of this application for a detailed overview of this process.
2. Prior to submitting this application, an Applicant must schedule a pre-application conference with the Administrator to discuss the procedures, standards, and regulations required for approval. Contact the Planning and Zoning Division to schedule a pre-application conference. The email address is planning@greenvillesc.gov and the phone number is 864-467-4476.
3. The questions on Page 3 of this application are the criteria that the Board will use to evaluate an application. Ensure answers demonstrate how and why the application meets the requirements for the granting of a special exception permit. See **Section 19-6.2.15.D.2** for additional information. An Applicant must attach a separate sheet addressing these questions. To find the Comprehensive Plan and the Greenville Development Code use standards, visit www.greenvillesc.gov/planningzoning.
4. Supplemental information will need to be included with this application as well. A floor plan and/or a site plan showing the existing and proposed conditions associated with the application is generally necessary. A zoning compliance application for any business selling alcohol is required for some special exception applications.

For site plans, attach a scaled drawing of the property that reflects, at a minimum, the following:
 - (a) property lines, existing buildings, and other relevant site improvements;
 - (b) the nature (and dimensions) of the proposed development (activity);
 - (c) existing buildings and other relevant site improvements on adjacent properties; and,
 - (d) topographic, natural features, etc. relevant to the requested special exception.
5. The application must be received by the Planning and Development Department no later than 2:00 p.m. of the date reflected on the Board of Zoning Appeals meeting schedule. The application can be emailed to planning@greenvillesc.gov.
6. The Administrator will acknowledge receipt of the application and will provide instructions on application fee payment. The required application fee is \$250.00.
7. The Administrator will review the application for "completeness" pursuant to **Section 19-6.2.1.B.3 Completeness Determination**, prior to proceeding with public notice. If the application is determined to be "incomplete," the Administrator will contact the Applicant to request that the applicant resolve the deficiencies.
8. The Applicant must post the subject property at least 15 calendar days (but not more than 18 days) prior to the scheduled hearing date. Additionally, unless otherwise agreed to by the City, the Applicant is responsible for preparing and mailing the written notice at least 15 calendar days prior to the public hearing. Posted and mailed notice instructions will be provided to the Applicant by the Administrator after application is determined to be complete.

Please read carefully: The Applicant and Property Owner affirm that all information submitted with this application; including any/all supplemental information is true and correct to the best of their knowledge and they have provided full disclosure of the relevant facts.

If the Planning and Development Department by separate inquiry determines that such a restriction exists, it shall notify the Applicant. If the Applicant does not withdraw or modify the application in a timely manner, or act to have the restriction terminated or waived, then the Administrator will indicate in its report to the Board of Zoning Appeals that granting the requested change would not likely result in the benefit the Applicant seeks.

APPLICANT / AGENT SIGNATURE: _____

DATE: _____

PROPERTY OWNER SIGNATURE: _____

DATE: _____

APPLICANT RESPONSE TO

SECTION 19- 6.2.15.D.2 - SPECIAL EXCEPTION PERMIT

The following questions are the criteria that the Board will use to judge an application. Ensure answers thoroughly demonstrate how and why the application meets the requirements for the granting of a special exception.

Please attach a separate sheet that addresses each of the following questions:

1. DESCRIBE THE WAYS IN WHICH THE PROPOSED SPECIAL EXCEPTION IS CONSISTENT WITH THE COMPREHENSIVE PLAN.

2. DESCRIBE THE WAYS IN WHICH THE REQUEST WILL COMPLY WITH THE STANDARDS IN ***SECTION 19-3.4, USE STANDARDS.***

3. DESCRIBE THE WAYS IN WHICH THE REQUEST IS APPROPRIATE FOR ITS LOCATION AND IS COMPATIBLE WITH THE CHARACTER OF EXISTING AND PERMITTED USES OF SURROUNDING LANDS AND WILL NOT REDUCE THE PROPERTY VALUES THEREOF.

4. DESCRIBE THE WAYS IN WHICH THE REQUEST WILL MINIMIZE ADVERSE EFFECTS ON ADJACENT LANDS INCLUDING:
 - A. VISUAL IMPACTS;
 - B. SERVICE DELIVERY;
 - C. PARKING AND LOADING;
 - D. ODORS;
 - E. NOISE;
 - F. GLARE;
 - G. AND, VIBRATION.

See pages 4-5 for responses to these questions.

Section 6.2.15(B) Application Requirements
Application Timeline



Applicant Response To

Section 19- 6.2.15.D.2 - Special Exception Permit

1. DESCRIBE THE WAYS IN WHICH THE PROPOSED SPECIAL EXCEPTION IS CONSISTENT WITH THE COMPREHENSIVE PLAN.

The proposed blackbox theater would create a much-needed performance space to fulfill its mission of sharing and spreading awareness of the writings and works of primarily black authors. This fits with the comprehensive plan's values and commitment to supporting an "enterprising, resourceful, inclusive, and courageous" community by reusing an existing space to bring people together for these performances. There is also no external or environmental impact on the building's surroundings since it is a reused space. Overall, the proposed special exception aligns with the comprehensive plan's core values, goal of improving quality of life, and planning principles.

2. DESCRIBE THE WAYS IN WHICH THE REQUEST WILL COMPLY WITH THE STANDARDS IN SECTION 19-3.4, USE STANDARDS.

The request would comply with all standards listed in section 19-3.4.4.B. Additionally, the proposed blackbox theater would operate after normal business hours between 5pm and 10pm, and between 1pm and 10pm on the weekend when no other lessees would be operating. Sound amplification would be minimally used, if at all, and would be directed inwards away from adjacent occupancies.

3. DESCRIBE THE WAYS IN WHICH THE REQUEST IS APPROPRIATE FOR ITS LOCATION AND IS COMPATIBLE WITH THE CHARACTER OF EXISTING AND PERMITTED USES OF SURROUNDING LANDS AND WILL NOT REDUCE THE PROPERTY VALUES THEREOF.

The request is appropriate and compatible with its context because no exterior changes will be made that could impact the surrounding properties. This is a purely interior usage change to one of the rooms to suit the activity and needs of the community as a designated performance and rehearsal space.

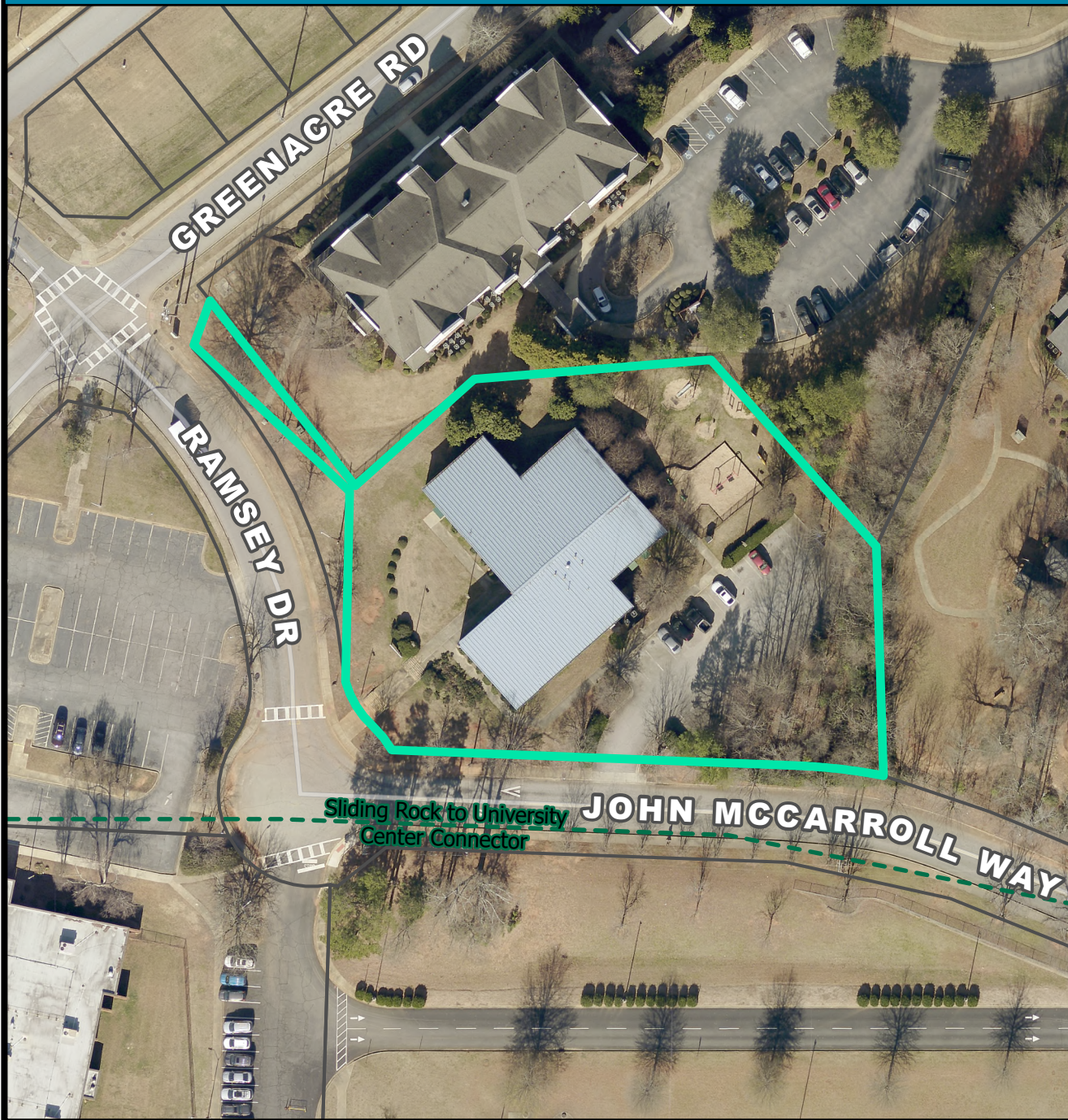
4. DESCRIBE THE WAYS IN WHICH THE REQUEST WILL MINIMIZE ADVERSE EFFECTS ON ADJACENT LANDS INCLUDING:

- A. VISUAL IMPACTS;**
- B. SERVICE DELIVERY;**

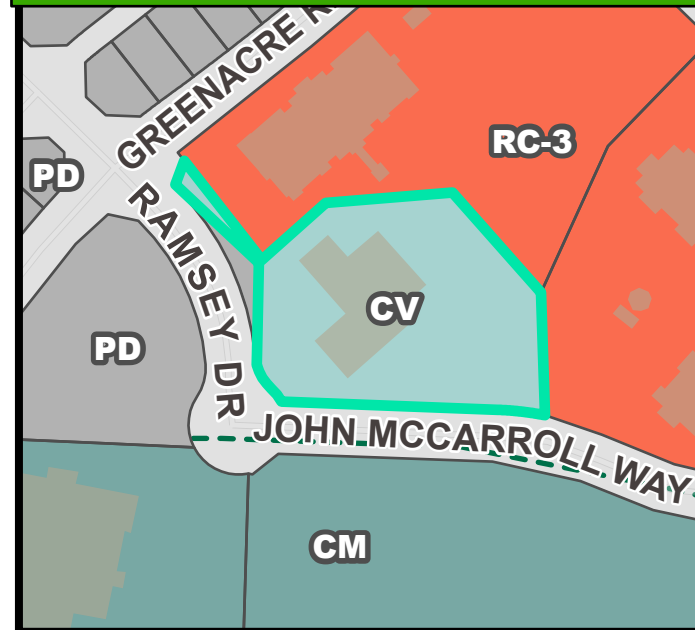
- C. PARKING AND LOADING;**
- D. ODORS;**
- E. NOISE;**
- F. GLARE;**
- G. AND, VIBRATION.**

The request is an internal space usage change and therefore does not impact or change the existing building or its surrounding properties. Service delivery as well as parking and loading would not be affected. As stated in the response for question 3, the proposed blackbox theater would also operate after normal business hours and sound amplification would be used minimally, if at all, and any noise or vibration would be directed inwards away from adjacent occupancies.

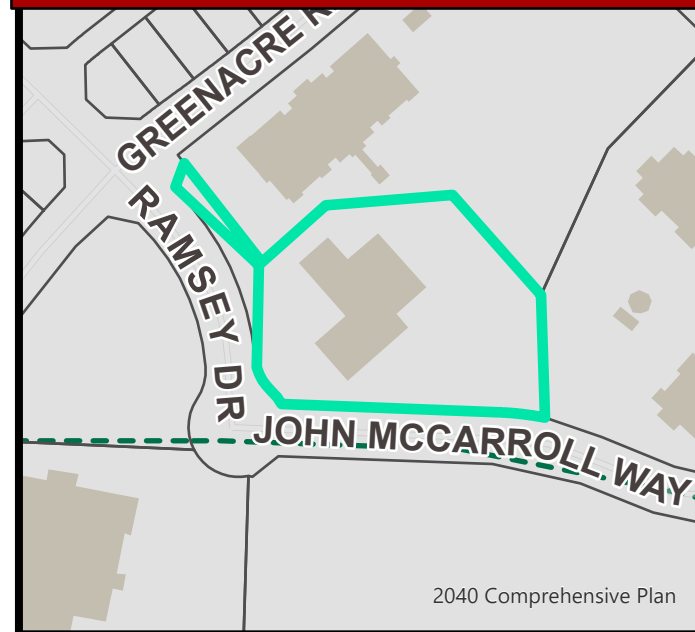
AERIAL VIEW



CURRENT ZONING



FUTURE LAND USE



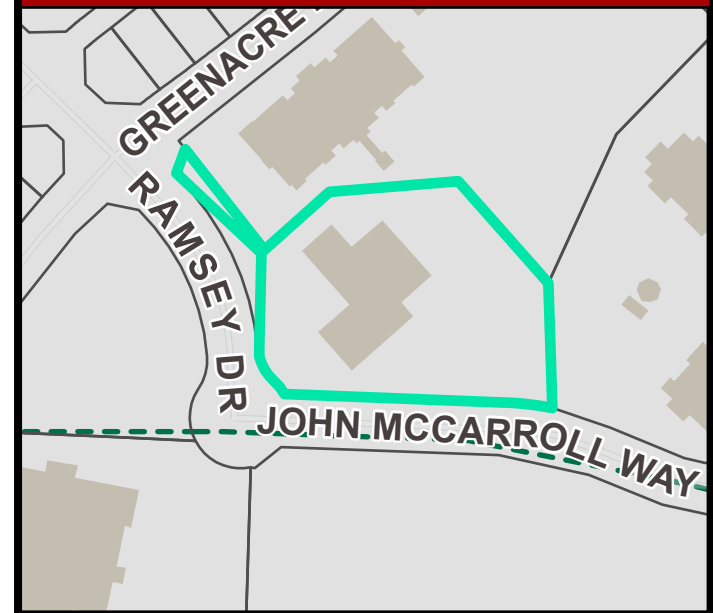
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS





APPLICATION FOR TECHNICAL ADVISORY COMMITTEE REVIEW

Contact Planning & Development (864) 467-4476 or planning@greenvillesc.gov

APPLICANT/OWNER INFORMATION

***Indicates Required Field**

	APPLICANT	PROPERTY OWNER
*Name:	<div style="border: 1px solid black; padding: 5px; color: red;"> Contact City of Greenville Planning for applicant contact information </div>	
*Title:		
*Address:		
*State:		
*Zip:		
*Phone:		
*Email:		

PROPERTY INFORMATION

*STREET ADDRESS: _____

*TAX MAP #(S): _____

*CURRENT ZONING DESIGNATION: _____

Description of Proposed Use

Provide details for each of the following, as applicable, on a separate sheet:

Operating Plan

1. Type of Use (Restaurant, Nightclub, Event Venue, Etc.)
2. Days and Hours of Operation
3. Staffing Schedule
4. Kitchen Equipment Schedule
5. Menu and Hours of Food Service
6. Parking for Customers and Employees
7. Designated Smoking Area
8. Type of Entertainment and Duration
9. Closing / "Last Call" Procedures

Seating Plan

1. Provide a floor plan and life safety plan, drawn to scale, by a registered South Carolina architect. The plan must demonstrate the proposed occupancy with calculations based on the current adopted building code.

Security Procedures

1. Number and Type of Designated Security Staff
2. Training / Certification of Staff
3. Specific Duties / Responsibilities of Staff
4. Entry / Exit / Re-Entry Procedures
5. Crowd Management

Business Plan

1. Business Plan Summary: Target Audience, Theme, Objectives / Goals
2. Projected Revenue: % Alcohol vs. Food Sales
3. Fees For Entry / Membership / Entertainment
4. Status of City Business License Application
5. Status of SCDHEC 'Retail Food Establishment' Permit, If Applicable
6. Status of Abl-901 Application to SC Department of Revenue
7. Provide Documentation That SLED Requirements Have Been Met



Provide a response for each of the following:

1. Describe the ways in which the request is appropriate for its location and is compatible with the character of existing and permitted uses of surrounding lands and will not reduce the property values thereof.

2. Describe the ways in which the request will minimize adverse effects on adjacent lands including: visual impacts; service delivery; parking and loading; odors; noise; glare; and, vibration. Describe the ways in which the request will not create a nuisance.

Meeting With the Technical Advisory Committee

Applications will be reviewed by the Technical Advisory Committee (TAC), a City Staff committee comprised of representatives from the following City Departments/Divisions and appointed by the City Manager:

Building Codes and Inspections
City Attorney
Economic Development
Fire Prevention

Planning and Zoning
Police
Revenue (Business License)
Tourism and Events

The Technical Advisory Committee generally convenes once-a-month to meet with Applicants and review applications. The purpose of these meetings is to develop a more comprehensive understanding of the Applicant's proposal by the Committee, which in turn conveys a more comprehensive understanding of the City's operating requirements and expectations for Applicants. This Committee will form recommendations for the Zoning Administrator and Board of Zoning Appeals as applicable.

The Applicant and Business Owner are required to attend a TAC meeting to discuss the application. The Property Owner, Architect, and anyone involved in management of the business' operations may also attend. The meeting date, time, and exact location will be confirmed upon submittal of this application to planning@greenvillesc.gov.

APPLICATION FOR TECHNICAL ADVISORY COMMITTEE REVIEW
Contact Planning & Development (864) 467-4476 or planning@greenvillesc.gov
Submit through Permit division, City Hall, 4th Floor

APPLICANT/OWNER INFORMATION

Operating Plan

1. Type of Use (Restaurant, Nightclub, Event Venue, Etc.)
“Clark Nesbitt’s No Dreams Deferred” (CNNDD) will use the venue as a Black Box Style Theatre. The mission of CNNDD is to be a community performing arts theatre that promotes complete awareness of theater using writings primarily by Black authors.
2. Days and Hours of Operation:
Hours of operation will be Friday’s 5pm-10pm, Saturday’s 3:00pm-10:00pm, Sunday’s 3:00pm-10:00 pm. ALL OTHER OCCUPANTS OPERATE MONDAY-FRIDAY 7:00AM-5:00PM
3. Staffing Schedule:
Staff will arrive, at minimum, no later than 5:00pm-10:00pm on Friday’s, 1:00pm-10:00pm on Saturday’s, 2:00pm-10:00 pm on Sunday’s.
4. Kitchen Equipment Schedule: **N/A**
5. Menu and Hours of Food Service: **N/A**
6. Parking for Customers and Employees: **The existing parking lot is sufficient for the posted occupant load. Extra parking is also available at the Phillis Wheatley Center at 335 Greenacre Rd across the street.**
7. Designated Smoking Area: **Outside the Building**
8. Type of Entertainment and Duration: **Theatrical Plays 2 1/2 hours at maximum.**
9. Closing / “Last Call” Procedures; **N/A**

Security Procedures

1. Number and Type of Designated Security Staff: **N/A**
2. Training / Certification of Staff: **N/A**
3. Specific Duties / Responsibilities of Staff:
All Staff Are Contracted. The Director is responsible for the overall production and marketing. Office management and the implementation of all technical aspects of producing a show. Other contracted Staff are responsible for: Set-up, tickets takers

and purchase verification, ushers assisting patrons with seating, operate lights/sound, house management,

4. Entry / Exit / Re-Entry Procedures: **N/A**

5. Crowd Management:

The House Manager and Ushers are responsible for directing patron traffic at all times while on premises to include special needs.

Seating Plan

1. Provide a floor plan and life safety plan, drawn to scale, by a registered South Carolina architect. The plan must demonstrate the proposed occupancy with calculations based on the current adopted building code.

See next pages for attached life safety/seating/floor plans.

Business Plan

1. Business Plan Summary: Target Audience, Theme, Objectives / Goals:

The target audience is primarily people of color, but productions are suitable for all races. The theme in general is Theatre. Our objectives and goals are to produce entertainment that tells the stories of black people via the performing arts.

2. Projected Revenue: % Alcohol vs. Food Sales: **N/A**

3. Fees For Entry / Membership / Entertainment:

The is no membership fee. Entry fee is determined based on each individual show. Prices will range from \$10-\$35.

4. Status of City Business License Application: **N/A**

5. Status of SCDHEC 'Retail Food: **N/A** Establishment' Permit, If Applicable: **N/A**

6. Status of Abl-901 Application to SC Department of Revenue: **N/A**

7. Provide Documentation That SLED Requirements Have Been Met: **N/A**

ALL DRAWINGS, SPECIFICATIONS AND COPIES THEREOF FURNISHED BY MCMILLAN PAZDAN SMITH ARCHITECTURE ARE AND SHALL REMAIN THE PROPERTY OF MCMILLAN PAZDAN SMITH ARCHITECTURE. THESE MATERIALS ARE TO BE USED ONLY WITH RESPECT TO THE PROJECT AND NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF MCMILLAN PAZDAN SMITH ARCHITECTURE. ANY UNAUTHORIZED REPRODUCTION OR TRANSMISSION OF THESE MATERIALS IS STRICTLY PROHIBITED. MCMILLAN PAZDAN SMITH ARCHITECTURE ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THESE MATERIALS. ALL RIGHTS RESERVED.

CONSULTANT LOGO

SEALS

PHILLIS WHEATLEY COMMUNITY CENTER
 PHILLIS WHEATLEY COMMUNITY CENTER
 BLACK BOX THEATER
 40 John McCarroll Way, Greenville, SC 29607

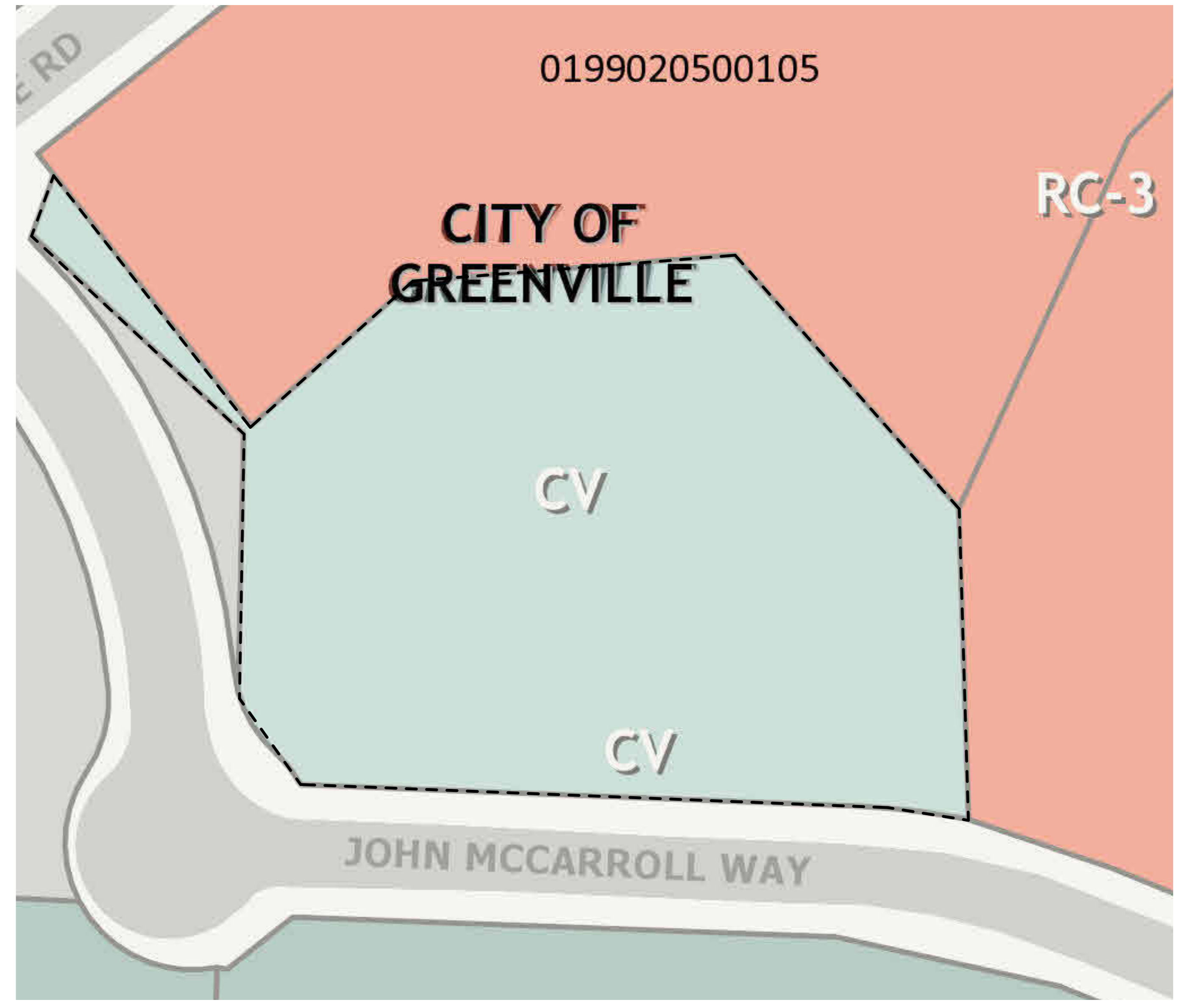
ISSUE DATE: 01/01/2023
 PHASE: 00 NOT SET
 SHEET ISSUE:
 NO. DATE DESCRIPTION

PRINCIPAL IN CHARGE: APT
 PROJECT ARCHITECT: APT
 DRAWN BY: KS

ZONING

SHEET NO. PROJ. NO.
 NOT SET NOT SET

G110



SOURCE: CITY OF GREENVILLE GIS DATABASE

ZONING SUMMARY

PROJECT ZONING DATA

ZONING CLASSIFICATION (GREENVILLE DEVELOPMENT CODE DIV. 19-2.9. SPECIAL (CM, CV, PK))
 THE SITE IS ZONED AS 'CV - SPECIAL CIVIC.'
 PER THE GREENVILLE DEVELOPMENT CODE, THE PROPOSED BLACKBOX THEATER IS CONSIDERED A "GENERAL INDOOR ENTERTAINMENT AND RECREATION (UP TO 6,000 SF) USE."
 GENERAL INDOOR ENTERTAINMENT UNDER 6,000 SF IS ALLOWED WITHIN ZONING CV PER A "SPECIAL EXCEPTION APPROVAL."
 THIS SUBMISSION REQUESTS A SPECIAL EXCEPTION FOR THE BLACKBOX THEATER.

VEHICLE PARKING

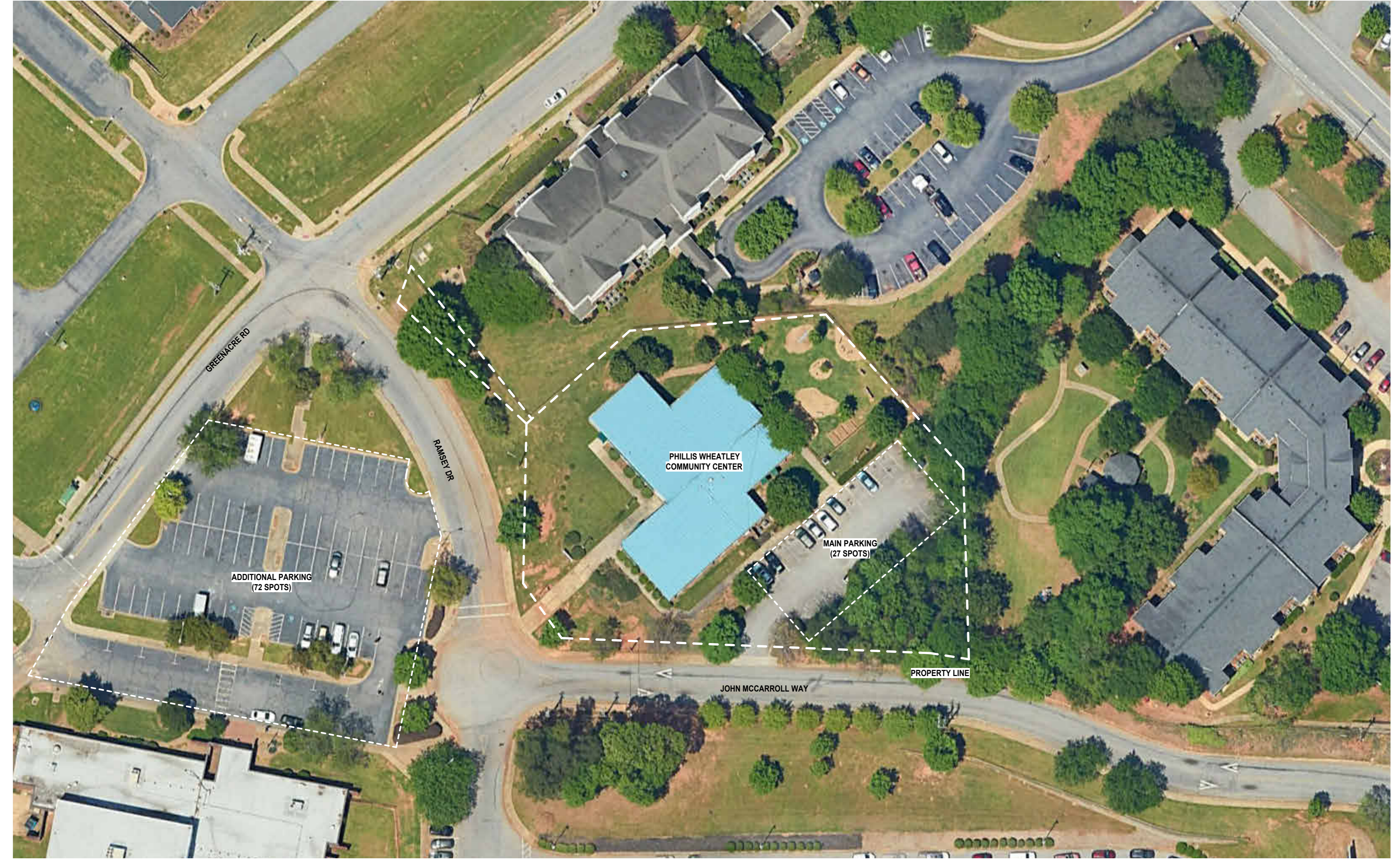
REQUIRED VEHICLE PARKING (GREENVILLE DEVELOPMENT CODE SECTION 19-4.6.2. VEHICLE PARKING)

IBC OCCUPANCY TYPE	USE CATEGORY PER DEVELOPMENT CODE	MINIMUM SPACE REQUIRED	
A-1 (1,437 SF)	INDOOR ENTERTAINMENT + RECREATION	1 PER 100 SF OF ASSEMBLY AREA + 1 PER 500 SF OF NON-ASSEMBLY AREA	15
B (4,908 SF)	GENERAL OFFICE	1 PER 600 SF	9
E (1,018 SF)	DAY CARE CENTER	1 PER 375 SF	3

TOTAL PARKING SPACES NEEDED: 27
 TOTAL PARKING SPACES PROVIDED: 27 (+72 SPOTS FROM THE PARKING LOT ACROSS THE STREET AT 335 JOHN MCCARROLL WAY)

SITE PLAN - ZONING

1 : 500



SOURCE: GOOGLE EARTH IMAGERY & CITY OF GREENVILLE GIS DATABASE

SITE PLAN - VICINITY

1 : 500

BUILDING CODE SUMMARY

PROJECT DESCRIPTION

ADAPTIVE REUSE OF THE EXISTING COMMUNITY CENTERS MULTI-PURPOSE ROOM INTO A BLACKBOX THEATER, OCCUPANCY RE-CLASSIFICATION.

APPLICABLE CODES

JURISDICTION: CITY OF GREENVILLE, SOUTH CAROLINA
 INTERNATIONAL BUILDING CODE 2021 WITH SC MODIFICATIONS
 INTERNATIONAL PLUMBING CODE 2021 WITH SC MODIFICATIONS
 INTERNATIONAL MECHANICAL CODE 2021 WITH SC MODIFICATIONS
 INTERNATIONAL FUEL GAS CODE 2021 WITH SC MODIFICATIONS
 INTERNATIONAL FIRE CODE 2021 WITH SC MODIFICATIONS
 INTERNATIONAL ENERGY CONSERVATION CODE 2009
 2020 NATIONAL ELECTRICAL CODE
 2017 ICC/ANSI A117.1 ACCESSIBLE BUILDING STANDARDS

BASIC BUILDING DATA

CONSTRUCTION TYPE: I-A, II-A, III-A, IV, V-A, I-B, II-B, III-B, V-B
 BUILDING AREA: 9,955 SF
 SPRINKLERS: NONSPRINKLERED
 USE AND OCCUPANCY CLASSIFICATION: NON-SEPARATED MIXED-USE (IBC SECTION 508.3) WITH THE FOLLOWING OCCUPANCY TYPES:
 • ASSEMBLY (A-1, IBC SECTION 303.2)
 • BUSINESS (B, IBC SECTION 304.1)
 • EDUCATION (E, IBC SECTION 305.1)

OCCUPANCY

ACCESSORY STORAGE SPACES (IBC SECTION 311.1.1)
 A ROOM OR SPACE USED FOR STORAGE PURPOSES THAT IS ACCESSORY TO ANOTHER OCCUPANCY SHALL BE CLASSIFIED AS PART OF THAT OCCUPANCY.

ALLOWABLE BUILDING AREA, HEIGHT, & NUMBER OF STORES FOR NON-SEPARATED MIXED USE OCCUPANCY (IBC SECTION 508.3.2)

THE ALLOWABLE BUILDING AREA, HEIGHT, AND NUMBER OF STORES OF THE BUILDING SHOULD BE BASED ON THE MOST RESTRICTIVE ALLOWANCES FOR THE OCCUPANCY GROUPS UNDER CONSIDERATION FOR THE TYPE OF CONSTRUCTION OF THE BUILDING.

ALLOWABLE AREA (IBC TABLE 506.2), HEIGHT (IBC TABLE 504.3), & STORIES (IBC TABLE 504.4)

USE GROUP	ALLOWABLE AREA (SF)	ALLOWABLE HEIGHT ABOVE GRADE PLANE (FT)	ALLOWABLE STORES ABOVE GRADE PLANE
A-1	8,500	55	2
B	23,000	55	3
E	14,500	55	2

□ = MOST RESTRICTIVE CODE REQUIREMENT

ACTUAL BUILDING HEIGHT: 24' (MAX HEIGHT)
 ACTUAL BUILDING STORIES: 1
 ACTUAL BUILDING AREA: 9,955 SF
 ALLOWABLE AREA W/ FRONTAGE INCREASE (SEE BELOW FOR CALCULATIONS): 14,875 SF

FRONTAGE INCREASE (IBC TABLE 506.3.3)

FOR BUILDINGS WITH 75-100% OF THE BUILDING PERIMETER HAVING 30 FT OR GREATER OF OPEN SPACE FROM A PUBLIC WAY, A FRONTAGE INCREASE FACTOR OF 0.75 CAN BE APPLIED.

AT LEAST 83% OF THE PROJECT'S PERIMETER HAS 30 FT OR MORE OF OPEN SPACE FROM A PUBLIC WAY, THEREFORE IT QUALIFIES FOR A FRONTAGE INCREASE FACTOR OF 0.75.

ALLOWABLE AREA CALCULATION (IBC SECTION 506.2.2)

ACCORDING TO THE EQUATION $A_a = (A_s \times NS \times I)$, WHERE:

A_a = ALLOWABLE AREA (SF)
 A_s = TABULAR ALLOWABLE AREA FACTOR IN ACCORDANCE WITH TABLE 506.2
 NS = TABULAR ALLOWABLE AREA FACTOR IN ACCORDANCE WITH TABLE 506.2 FOR NONSPRINKLERED BUILDING
 I = AREA FACTOR INCREASE DUE TO FRONTAGE (%) AS CALCULATED IN ACCORDANCE WITH SECTION 506.3

THE TOTAL ALLOWABLE AREA FOR THE PROJECT IS:
 $(8,500 + (8,500 \times 0.75)) = 14,875$ SF

OCCUPANT LOAD CALCULATION (IBC SECTION 1004 TABLE 1004.5)

USE GROUP	AGGREGATE AREA (SF)	AREA PER OCCUPANT (SF)	OCCUPANT LOAD
A-1	1,437	7	206
B	4,908	150	33
E	1,018	20	51
TOTAL	7,363	--	290

MEANS OF EGRESS

MINIMUM NUMBER OF EXITS PER STORY (IBC TABLE 1006.3.3)

MINIMUM NUMBER OF 2 EXITS OR ACCESS TO EXITS ARE REQUIRED FOR 1-500 OCCUPANT LOAD.

10 EXITS ARE PROVIDED IN THE PROJECT.

MEANS OF EGRESS SIZING FOR DOORWAYS (IBC SECTION 1005.3.2)
 EGRESS CAPACITY FACTOR: 0.2'

MAXIMUM COMMON PATH OF EGRESS TRAVEL DISTANCE WITHOUT SPRINKLERS (IBC TABLE 1006.2.1)
 75' MAXIMUM. SEE LIFE SAFETY PLAN ON THIS SHEET.

MAXIMUM OVERALL EXIT ACCESS TRAVEL DISTANCE WITHOUT SPRINKLERS (IBC TABLE 1017.2)
 200' MAXIMUM.

MINIMUM AISLE WIDTH (IBC SECTION 1030.9.1)
 PER EXCEPTION 36" OF AISLE CLEARANCE MINIMUM IS ALLOWED WHERE THE AISLE SERVES LESS THAN 50 SEATS.

AISLES SERVE 15 SEATS MAXIMUM.

MINIMUM CLEAR WIDTH BETWEEN ROWS (IBC SECTION 1030.13.2.1)
 FOR ROWS OF SEATING SERVED BY AISLES OR DOORWAYS AT BOTH ENDS, THE MINIMUM CLEAR WIDTH BETWEEN ROWS IS 12" PLUS 0.3" FOR EVERY ADDITIONAL SEAT BEYOND 14.

THE MINIMUM CLEAR WIDTH NEEDED FOR THE BLACKBOX THEATER IS 12.3", AND THE CLEAR WIDTH IN THE SHOWN SEATING LAYOUT IS 13".

FIRE SAFETY

SPRINKLER REQUIREMENTS FOR A-1 (IBC SECTION 903.2.1.1)

A-1 REQUIRES SPRINKLERS IF ONE OF THE FOLLOWING CONDITIONS ARE MET:
 • FIRE AREA EXCEEDS 2,000 SF
 • OCCUPANT LOAD IS 300 OR MORE
 • FIRE AREA IS ON A FLOOR OTHER THAN EXIT DISCHARGE
 • FIRE AREA CONTAINS A MULTIPLEX

THE PROJECT DOES NOT MEET THESE CONDITIONS AND THEREFORE DOES NOT REQUIRE SPRINKLERS.

MANUAL FIRE ALARM SYSTEM REQUIREMENT FOR A-1 (IBC SECTION 907.2.1)
 BECAUSE THE OCCUPANT LOAD DOES NOT EXCEED 300 AND GROUP A-1 OCCUPANT LOAD IS NOT MORE THAN 100 ABOVE OR BELOW THE LOWEST LEVEL OF EXIT DISCHARGE, A MANUAL FIRE ALARM SYSTEM IS NOT REQUIRED.

FIRE RESISTANCE RATED CORRIDORS (IBC SECTION 1020)
 FOR OCCUPANCY TYPE A, B, AND S SERVING AN OCCUPANT LOAD GREATER THAN 30, THE EXIT CORRIDOR IS REQUIRED TO HAVE A 1-HR FIRE RESISTANCE RATING.

FIRE RATING FOR FIRE PARTITIONS: CORRIDOR WALLS (IBC TABLE 716.1(2))
 THE MINIMUM FIRE DOOR AND FIRE SHUTTER ASSEMBLY RATING IN HOURS FOR FIRE PARTITIONS (CORRIDOR WALLS) IS 1/3, OR 20 MINUTES.

20 MINUTE FIRE DOORS ARE PROVIDED IN THE EXIT CORRIDOR.

CORRIDORS WIDTHS (IBC TABLE 1020.3)

MINIMUM CORRIDOR WIDTH OF 44" IS REQUIRED.

144" WIDTH EGRESS CORRIDOR IS PROVIDED IN THE PROJECT.

MAXIMUM AREA OF EXTERIOR WALL OPENINGS (IBC TABLE 705.8)

FIRE SEPARATION DISTANCE (FT)	DEGREE OF OPENING PROTECTION	ALLOWABLE AREA
PLAN NORTHERNMOST WALL = 20 TO <25	UPNS*	45% (-13% USED)
PLAN NORTH WALLS = 30 OR GREATER	UPNS*	NO LIMIT
PLAN EAST WALLS = 30 OR GREATER	UPNS*	NO LIMIT
PLAN SOUTH WALLS = 30 OR GREATER	UPNS*	NO LIMIT
PLAN WEST WALLS = 30 OR GREATER	UPNS*	NO LIMIT

*UPNS = UNPROTECTED/NONSPRINKLERED

PLUMBING FIXTURES

REQUIRED PLUMBING FIXTURES PER IBC TABLE 2902.1

- A-1 OCCUPANCIES:
 WATER CLOSETS: 1 PER 25 (M), 1 PER 65 (F)
 LAVATORIES: 1 PER 200 (M, F)
 DRINKING FOUNTAIN: 1 PER 500 (M, F)
- B OCCUPANCIES:
 WATER CLOSETS: 1 PER 25 FOR THE FIRST 50, THEN 1 PER 50 FOR THE REMAINDER EXCEEDING 50 (M, F)
 LAVATORIES: 1 PER 40 FOR THE FIRST 80, THEN 1 PER 80 FOR THE REMAINDER EXCEEDING 80 (M, F)
 DRINKING FOUNTAIN: 1 PER 100 (M, F)
- E OCCUPANCIES:
 WATER CLOSETS: 1 PER 50 (M, F)
 LAVATORIES: 1 PER 50 (M, F)
 DRINKING FOUNTAIN: 1 PER 100 (M, F)

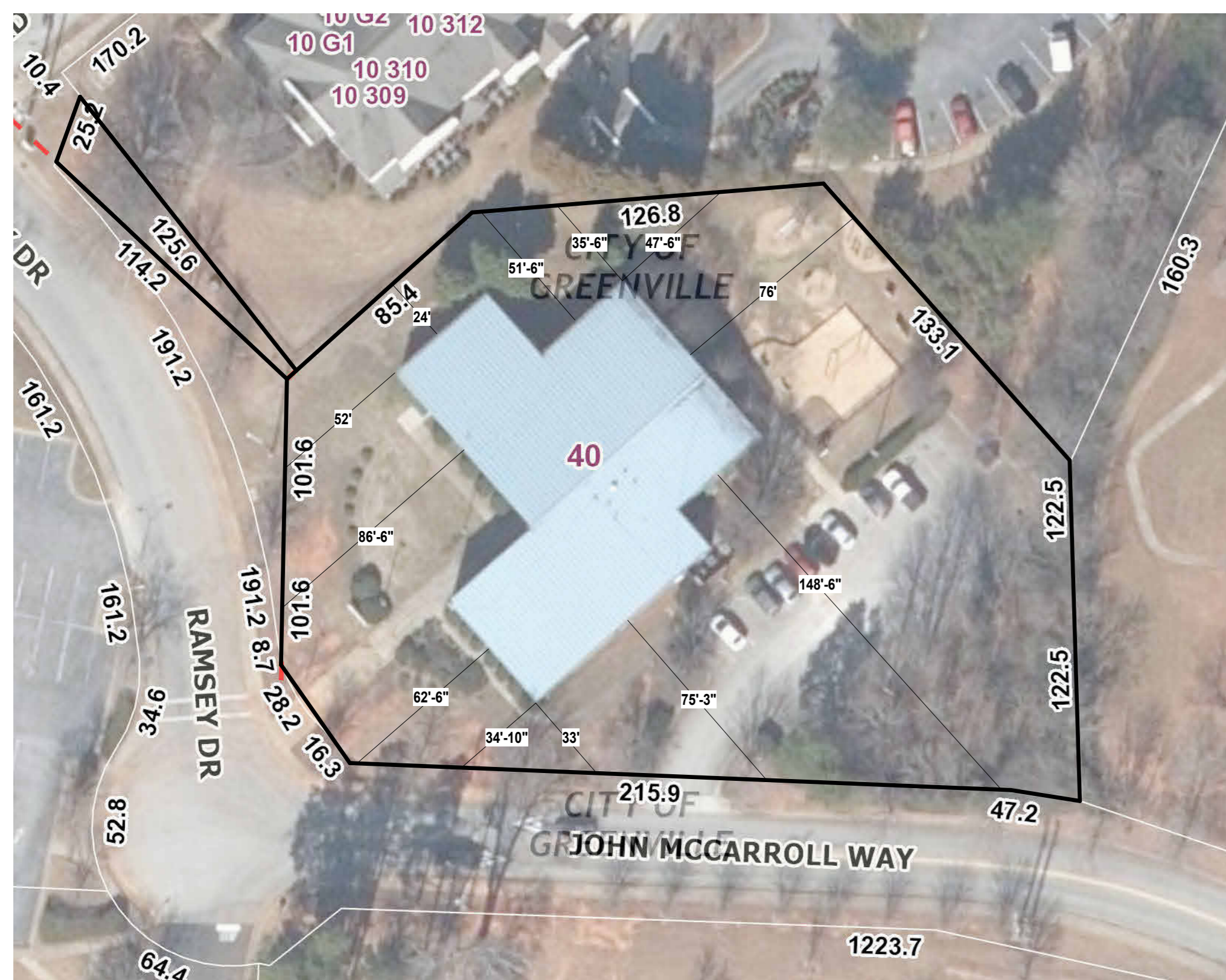
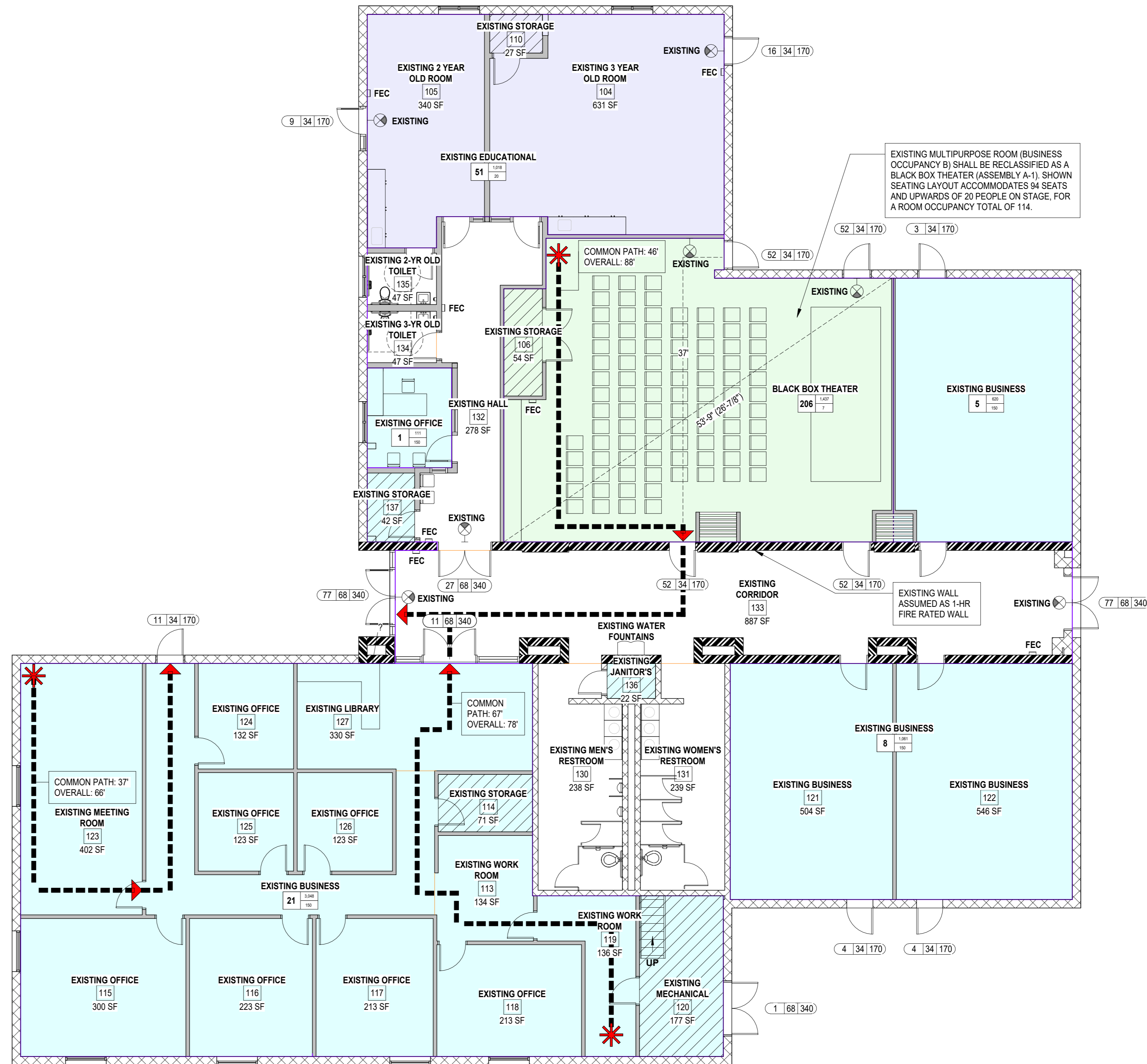
MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES (IBC TABLE 2902.1)*

USE GROUP	WATER CLOSETS	LAVATORIES	FOUNTAINS	SERVICE SINKS
A-1	0.824	1.585	0.515	0.412
B	0.660	0.660	0.413	0.330
E	0.510	0.510	0.510	0.510
TOTAL (ROUNDED)	2	3	2	2
PROVIDED	4	4	3	2

*NOTE: ADDITIONAL TOILETS IN THE CHILDCARE WING HAVE NOT BEEN REPRESENTED IN THE TABLE
 **ACCORDING TO IBC SECTION 2902, ONLY 1 SERVICE SINK IS REQUIRED FOR THE ENTIRE BUILDING

LIFE SAFETY PLAN

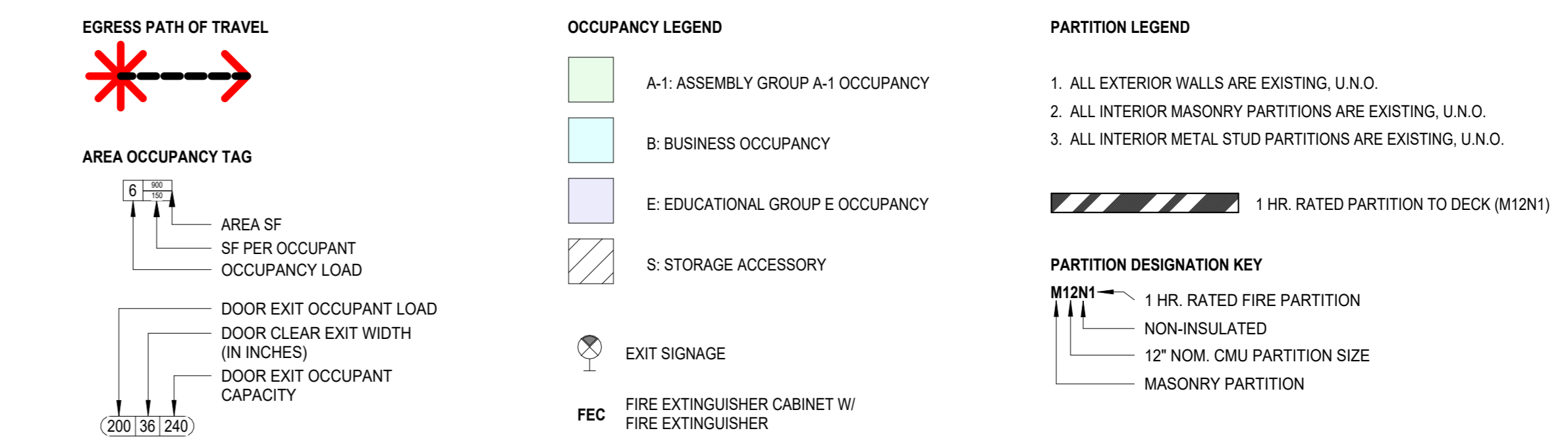
1/8" = 1'-0"



SITE PLAN - FRONTAGE

1:500

LIFE SAFETY LEGEND



CONSULTANT LOGO

SEALS

PHILLIS WHEATLEY COMMUNITY CENTER
 PHILLIS WHEATLEY COMMUNITY CENTER
 BLACK BOX THEATER

40 John McCarroll Way, Greenville, SC 29607

ISSUE DATE: 01/01/2023
 PHASE: 00 NOT SET
 SHEET ISSUE:
 NO. DATE DESCRIPTION

PRINCIPAL IN CHARGE: APT
 PROJECT ARCHITECT: APT
 DRAWN BY: KS

SHEET TITLE: LIFE SAFETY PLAN

SHEET NO. PROJ. NO. NOT SET

G111



PROJECT PREVIEW MEETING (PPM) RESPONSE FORM

Contact Planning & Development (864) 467-4476 or planning@greenvillesc.gov

APPLICANT/OWNER INFORMATION

*Indicates Required Field

APPLICANT

*Project Type:	Blackbox Theater Space in Existing Community Center
*Name:	Phillis Wheatley Community Center Blackbox Theater
*Address:	40 John McCarroll Way
*City/State:	Greenville/SC
*Zip:	
*Phone:	[REDACTED]
*Email:	[REDACTED]

PROPERTY INFORMATION

*TAX MAP #(S): 0199020500101

*PROPERTY ADDRESS: 40 John McCarroll Way

*CURRENT ZONING DESIGNATION: Special CV (Special Civic)

*BRIEF DESCRIPTION OF PROJECT REQUEST: Request for a special exception permit to turn an existing space within the community center into a blackbox theater space.

For the following items, fill out in response to the public's attendance and reaction to your presented project.

*DATE ATTENDED PPM: 02/03/2026 *NUMBER OF PEOPLE WHO VISITED STATION: _____

*NAME OF ATTENDEES WHO REPRESENTED PROJECT: [REDACTED]

*DESCRIBE MAIN QUESTIONS RECEIVED AND RESPONSES PROVIDED: "What is this?" was the main question visitors asked. Responses included explaining that we are requesting for part of the Phillis Wheatley Community Center to be turned into a blackbox theater for performances, which would not affect the existing footprint or surrounding properties.

*PROVIDE OVERALL SUMMARY OF DISCUSSION WITH ATTENDEES REGARDING YOUR PROJECT: Most people were simply curious about what the project was about and had positive responses to the idea of a blackbox theater.

*DETAIL ANY SPECIFIC QUESTIONS OR AREAS OF INTEREST FROM COMMUNITY: _____

Some questions included "What is a blackbox theater?" "What will happen to the building?" "Where is this?" There were also some Clemson students who were encouraged to come for their real estate course, as well as reporters/journalists.

*DETAIL ANY COMMENTS OR CONCERNS EXPRESSED BY ATTENDEES: _____

Some comments included "I love theater," "This is exciting," and in general that it was good to know that this was happening.

*WERE ANY COMMENTS OR PHONE CALLS RECEIVED FROM COMMUNITY OUTSIDE OF THE PPM? IF SO, PLEASE SUMMARIZE: N/A

*ARE THERE ANY ITEMS YOU WOULD TO DISCUSS WITH STAFF? N/A

*DO YOU PLAN TO MODIFY OR REVISE YOUR PROPOSAL BASED ON COMMENTS OR INPUT RECEIVED AT THE PPM? IF SO, PLEASE DISCUSS: As this is a straightforward proposal receiving positive feedback and general interest, the proposal will not be modified at this time.

*ANY ENGAGEMENT WITH NEIGHBORHOOD OR COMMUNITY OUTSIDE OF THE PPM? IF SO WHEN/WHERE? N/A

*ANY SUGGESTIONS TO IMPROVE THE PPM PROCESS IN THE FUTURE? N/A

OVERALL TYPE OF FEEDBACK RECEIVED

*Select one: Positive Negative Neutral

****PLEASE COMPLETE AND EMAIL TO PLANNING@GREENVILLESC.GOV BY END OF WEEK FROM THE PROJECT PREVIEW MEETING.***