

(e) No development rights may be transferred from one zoning classification to another.

(f) For each zoning classification containing transfer development rights, the Planning Commission shall recommend and Greenville County Council shall adopt, the manner in which development rights are allocated to individual owners.

(g) Development of land in zoning classification which contain transfer of development rights is limited to those uses as specified in the particular zoning classification.

(h) Transferable development rights belong to the owner of the fee.

(i) If no mention is made of reserving to the grantor transferable development rights in a general warranty deed conveying a fee, such rights shall pass to the purchaser of the fee.

(j) A round-off system will be used to calculate the number of transferable development rights eligible for a particular piece of property. The transferable development rights will be calculated and carried two decimal points and then rounded off accordingly (i.e. any fractional unit greater than or equal to .50 will be rounded up to the next whole number). Fractional units of development rights may be transferred.

(k) In no event shall an owner transfer more development rights than that required for a building(s) actually constructed and no building permit may be issued for a piece of property which has less than one (1) whole transfer development right.

Section 3. Procedure. Development rights may be transferred to land within specific zoning classifications pursuant to the following procedure:

(a) The Greenville County Planning Commission shall be responsible for the initial calculation of transferable development rights. This calculation is subject to correction upon submission of a more recent property surveys which invalidates the previously recorded plat.

(b) Such allocation to property owners shall be recorded by plat in the R.M.C. Office.

(c) The transfer of development rights must be documented through deeds which particularly describe the property from which and to which said rights are transferred.