

(d) Certification of the number of development rights eligible for transfer from a particular piece of property must be obtained from the County Auditor before transfer can be effected. No transfer shall be recorded in the R.M.C. Office for Greenville County without certification attached to the deed.

(e) Notification of development right transfer shall be given by the R.M.C. Office to the County Auditor and the Greenville County Building Codes Department within three (3) days of said transfer.

(f) Whenever a building permit is obtained by a property owner for use within a zoning classification which contains transferable development rights, the Greenville County Building Codes Department shall notify the County Auditor within three (3) days. The County Auditor will then adjust transferable development rights records accordingly.

(g) Upon the transfer of the development rights from a particular piece of property, said rights are forfeited indefinitely for such property.

Section 5. Rezoning. In the event that property for which a development right has been conveyed pursuant to this ordinance or for which additional development right(s)'s have been acquired, shall have its allowable density of development altered by amendment to the underlying zoning classification, the following rules shall apply:

(a) If such amendment increases the allowable density of land, the owner shall be entitled to the full number of units allowed by the amendment plus the number of development rights previously obtained by conveyance.

(b) If such amendment decreases the allowable density of land, the owner may develop at the density formerly allowed if the affected land has previously obtained additional development rights prior to the effective date of the amendment.

Section 6. Penalty. Whenever a violation of this Ordinance occurs or is alleged to have occurred, the procedure for registering complaints, the methods of remedying the violation and penalties for the violation, as contained in the Greenville County Zoning Ordinance shall apply.

Section 7. Time Effective. This ordinance shall take effect upon the date of its adoption.

DONE IN REGULAR MEETING THIS 21st DAY OF December, 1983.