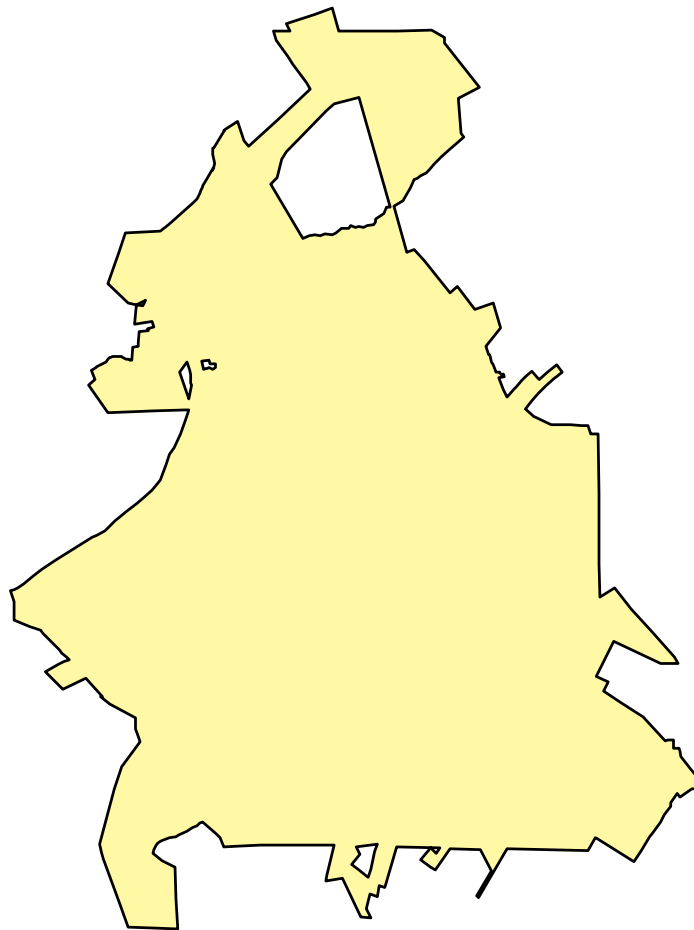


COMPREHENSIVE PLAN

CITY OF LIBERTY SOUTH CAROLINA



State of South Carolina
County of Pickens
City of Liberty

An Ordinance to Adopt
The Comprehensive Plan
of the City of Liberty, South Carolina

Whereas, the City of Liberty has deemed it necessary to adopt a Comprehensive Plan to serve as an effective and efficient guide for development in the City, and

Whereas, the City of Liberty Planning Commission has recommended that the Comprehensive Plan would serve as the guide for future development, providing a mesh between new and existing development, and

Whereas, the policies included in the City of Liberty's Comprehensive Plan is in need of revision to conform to the 1994 Comprehensive Planning Enabling Act, and

Whereas, the Planning Commission has undertaken a thorough study of the existing policies and planning issues facing the city, and

Whereas, the Planning Commission and City Council have accepted public input related to planning issues and concerns from the citizens of Liberty, and

Then, Let it Therefore Be Ordained, by the City Council of the City of Liberty, South Carolina, that upon review of the City of Liberty development issues, patterns and potential, and upon consideration of public input, the recommendation of the Planning Commission to adopt the Comprehensive Plan is hereby accepted, and is adopted in full force and effect within the municipal limits of the City of Liberty.

ORDAINED, This 11th Day of August 2003.

Mayor, City of Liberty

Clerk, City of Liberty

First Reading: June 9, 2003

Public Hearing: August 5, 2003

Second Reading: August 11, 2003

LIBERTY, SOUTH CAROLINA

CITY COUNCIL

Eddie Hughes - Mayor

Mr. Brian Deese
Mr. Ray Clark
Mr. Rick Clark

Mr. Mark Durham
Mr. Michael Sheriff
Mr. John Gravely

PLANNING COMMISSION

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William Mitchell
Bob Atkinson
John Bagwell

Mr. Michael Sheriff, Liaison to Planning Commission

Josie Amspacher, City Treasurer
Kenneth Roper, City Attorney
Judy Chapman, City Clerk

Produced By:
The Planning Commission of
the City of Liberty
and the
S. C. Appalachian Council of Governments
Robert M. Strother, Executive Director
Steve Pelissier, Planning Director
Shawn Colin, Project Manager

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CHAPTER 1 – INTRODUCTION

The City of Liberty, South Carolina, lies directly on the path to the future, (see Map i-1). Liberty is located adjacent to the Interstate 85, which runs from Charlotte, North Carolina, to Atlanta, Georgia, and the US Highway 123 corridor, which runs from Greenville to Clemson to Westminster, South Carolina and on into the state of Georgia. The Interstate 85 corridor is one of the fastest growing regions in the United States. Strong economic growth, job creation, and low unemployment characterize this corridor. A high quality of life is reflected in lower cost of living standards, affordable home prices, and proximity to many of the recreational amenities most people desire—including the mountains and the ocean.

The City is located just 12 miles north of the I-85 Corridor region. A study completed by Ernst & Young and the International Association of Real Estate Executives predicts that the I-85 corridor from Charlotte to Atlanta will be one of this nation’s next “mega-growth corridors.”

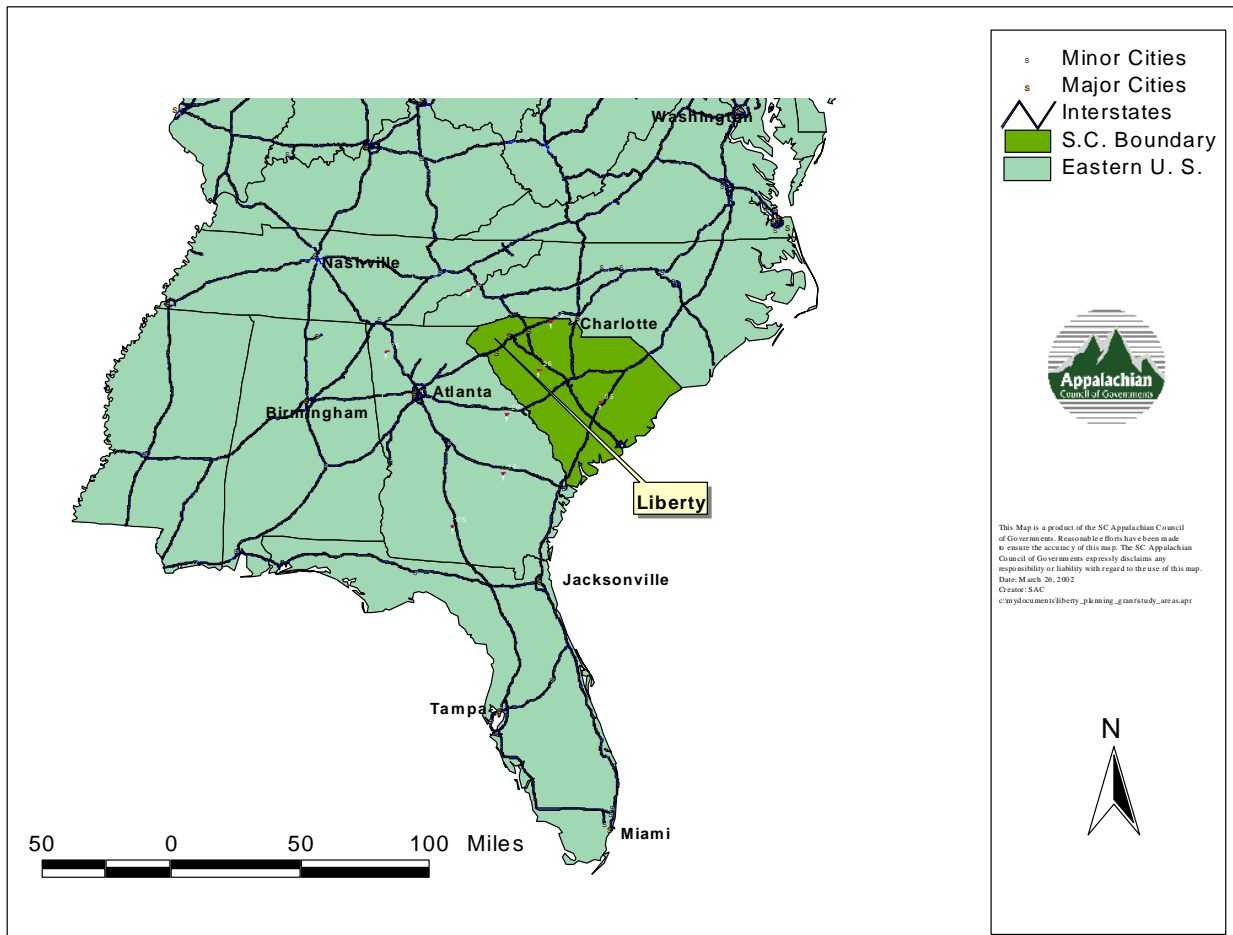
In light of this predicted growth pattern, what are the implications for the City? Certainly, new development and more people will be coming to Liberty and the surrounding area. Some serious issues arise due to increased physical and economic growth. Growth will place demands on many things: land, roads, schools, water, sewer, amenities, and many other community facilities and services. The City is already experiencing some of these pressures.

The City of Liberty Comprehensive Plan examines current growth and development trends in order to provide the City with the critical planning data necessary to shape the City’s future. This document provides the City a foundation for future land use decisions by examining existing land use conditions, projecting future demands, and formulating development related goals, as required by South Carolina state law. The plan provides a framework for balancing competing interests and demands in determining optimal future land uses, and assists City officials in planning for the improvement of infrastructure to match future land use intensities. The plan provides information on which types of development to encourage by area of the City, gives the Planning Commission and City Council a guide for evaluating zoning requests, and improves mechanisms for preserving the quality atmosphere of both commercial districts and residential neighborhoods. The plan is intended to act as a guide for future growth and development in the City and in the surrounding area.

The scope of this plan includes all components required by the “South Carolina Local Government Comprehensive Planning Act of 1994”, (Title 6, Chapter 29), including population, economy, housing, cultural and natural resources, community facilities and land use. The plan is intended to serve as an overall strategic plan. Its focus is to establish a development pattern that effectively provides for the needs of the community in a mutually compatible manner.

In the comprehensive planning process, the formulation of community values and mutual understanding of the needs of various interests in the City, developed through discussions among policy making officials and concerned citizens, is as valuable as the final written document. In addition to the planning process, including data analysis to develop a sense of current characteristics of the City and to project future land use demands, a citizen input meeting was held to formulate goals and policies - another critical function of the process. The plan includes both a Future Land Use Map, representing desired patterns of growth and development, as well as a text document, which includes findings of the planning process, the policies on which the map is based, and recommendations for plan implementation.

Map 1: Liberty Regional Locator Map



CHAPTER II – POPULATION

Population changes affect the physical growth of any community. A rising population creates a need for new housing units, roads, water and sewer lines, recreation facilities, and new businesses. Examining the past, present, and projected size and makeup of the City of Liberty's population will help determine the needs of the citizens and how to develop strategies to serve those needs efficiently.

EXISTING CONDITIONS

Historical Trends

Liberty had a 1990 population of 3,167. According to estimates developed by the US Department of Census, Liberty had a 1995 population of 3,419. Between 1970 and 1995, Liberty grew by 19.5 percent, lower than both the state and county, and the 4th highest of the nine cities studied.

TABLE 1.01
POPULATION TRENDS, 1970-1995

Area	1970	1980	1990	1995	Change 1990-1995	Change 1970-1995
Anderson	27,556	27,549	26,834	26,524	-1.2	-3.7
Clemson	6,690	8,336	11,145	12,219	9.6	82.6
Liberty	2,860	3,167	3,228	3,419	5.9	19.5
Gaffney	13,131	13,453	13,149	13,292	1.1	1.2
Greenville	61,436	58,242	58,256	57,177	-1.9	-6.9
Greer	10,642	10,525	10,322	10,936	5.9	2.8
Mauldin	3,797	8,245	11,662	13,055	11.9	243.8
Simpsonville	3,308	9,037	11,744	11,591	-1.3	250.4
Spartanburg	44,546	43,820	43,479	42,499	-2.3	-4.6
Pickens County	58,956	79,292	93,896	101,000	7.6	71.3
State	2,590,713	3,121,820	3,486,703	3,741,700	7.3	44.4

Source: US Dept. of Census, 1990 Census of Population and Housing

This population change was driven in a large way by migration into the area. Over two-thirds of Pickens County population growth was accounted for by migration into the county. While other counties showed a lower percentage, all had a positive net migration figure.

TABLE 1.02
COMPONENTS OF POPULATION CHANGE, 1980-1990

Population				Components of Change			
Area	1980	1990	Change	Births	Deaths	Nat. Inc.	Migration
Anderson	133,235	145,196	11,961	18,720	11,802	6,918	5,043
Cherokee	40,983	44,506	3,523	6,130	3,705	2,425	1,098
Greenville	287,913	320,167	32,254	44,805	24,069	20,736	11,518
Oconee	48,611	57,494	8,883	7,061	4,718	2,343	6,540
Pickens	79,292	93,894	14,602	10,539	6,012	4,527	10,075
Spartanburg	201,861	226,800	24,939	30,807	19,082	11,725	13,214
State	3,121,820	3,486,310	364,883	526,388	271,724	254,676	110,207

Source: 1994 SC Statistical Abstract, SC Office of Research and Statistical Services

Population Characteristics

The Population Characteristics section looks at the makeup of the existing population. This section examines the current age, race and gender of the population.

Age

In 1990 the US Census reported that 24.0 percent of the Liberty population was under 18, 59.2 percent was between 18 and 65, and the remaining 16.8 percent was over the age of 65. This differs from the county as a whole, which was more heavily weighted towards the 18 to 64 category. In comparison, Mauldin and Simpsonville have much younger populations while Anderson and Greer have older populations.

TABLE 1.03
POPULATION BY AGE, 1990

City	Total	Under 18	Percent	18-64	Percent	65 and Older	Percent
Anderson	26,385	6,121	23.2	14,855	56.3	5,409	20.5
Clemson	11,145	1,616	14.5	8,147	73.1	1,382	12.4
Liberty	3,228	775	23.6	1,911	59.2	542	16.8
Gaffney	13,149	3,445	26.2	7,784	59.2	1,933	14.7
Greenville	58,256	12,875	22.1	36,119	62.0	9,204	15.8
Greer	10,322	2,415	23.4	5,904	57.2	1,992	19.3
Mauldin	11,662	3,277	28.1	7,569	64.9	828	7.1
Simpsonville	11,744	3,535	30.1	7,387	62.9	822	7.0
Spartanburg	43,479	10,913	25.1	25,913	59.6	6,696	15.4
Pickens County	93,896	20,563	21.9	62,816	66.9	10,516	11.2
State	3,486,703	920,207	26.4	2,169,561	62.2	396,935	11.4

Source: US Bureau of the Census, 1990 Census of the Population

Race

The racial makeup of the city is 87 percent white, 13 percent black, and less than 1 percent other. This compares to the county racial makeup of 92 percent white, 7 percent black, and 1 percent other. Clemson, Mauldin and Simpsonville were all over 83 percent white, while Anderson, Gaffney, Greenville, and Spartanburg were all at least 34 percent non-white. Spartanburg had the highest minority population at 46.6 percent.

TABLE 1.04
POPULATION BY RACE, 1990

Area	Total	White	Percent	Black	Percent	Other	Percent
Anderson	26,385	17,169	65.07	9,037	34.25	179	0.68
Clemson	11,145	9,266	83.14	1,361	12.21	518	4.65
Liberty	3,228	2,815	87.20	404	12.52	9	0.28
Gaffney	13,149	7,903	60.10	5,168	39.30	78	0.60
Greenville	58,256	37,220	63.89	20,506	35.20	530	0.91
Greer	10,322	7,258	72.93	2,746	26.60	318	0.47
Mauldin	11,662	9,761	83.70	1,691	14.50	210	1.8
Simpsonville	11,744	10,440	88.90	1,186	10.10	118	1.00
Spartanburg	43,479	23,209	53.38	19,813	45.57	457	1.05
Pickens County	93,894	86,045	91.6	6,817	7.3	1,032	1.1
State	3,486,703	2,405,825	69.0	1,039,037	29.8	41,840	1.2

Source: US Bureau of the Census, 1990 Census of the Population

Gender

In 1990, Liberty was 53 percent female and 47 percent male while the county was just over 50.3 percent female and 49.7 percent male. The City of Clemson had the highest percentage of males at 55.2 percent while Anderson had the highest percentage of females at 56.3 percent.

TABLE 1.05
POPULATION BY GENDER, 1990

Area	Percent Male	Percent Female
Anderson	43.7	56.3
Clemson	55.2	44.8
Liberty	47.0	53.0
Gaffney	45.3	54.7
Greenville	45.6	54.4
Greer	44.9	55.1
Mauldin	48.3	51.7
Simpsonville	47.8	52.2
Spartanburg	44.7	55.3
Pickens County	49.7	50.3
State	48.4	51.6

Source: US Bureau of the Census, 1990 Census of the Population

Projections

The population of Liberty is projected to grow to 3,887 by the year 2015, an increase of 20.4 percent from 1990 to 2015. This compares to a projected county growth rate of 27.5 percent and a projected growth rate for the state of 34.0 percent.

**TABLE 1.06
POPULATION PROJECTIONS, 1990-2015**

Area	1990	1995	2000	2005	2010	2015	Change
Anderson	26,184	27,051	27,734	28,435	29,153	29,889	14.5
Clemson	11,145	12,202	13,259	14,038	14,790	16,168	45.1
Liberty	3,228	3,419	3,009	3,180	3,462	3,887	20.4
Gaffney	13,149	13,292	13,413	13,501	13,589	13,677	4.0
Greenville	58,282	59,116	62,090	62,959	63,859	64,759	11.1
Greer	10,322	12,154	13,985	15,674	17,363	18,665	80.8
Mauldin	11,662	13,237	14,978	16,719	18,658	20,822	78.5
Simpsonville	11,744	13,193	14,676	16,100	17,662	19,375	65.0
Spartanburg	43,467	45,829	48,191	49,916	51,641	52,932	21.8
Pickens County	93,896	101,000	104,900	108,500	111,900	119,700	27.5
State	3,486,703	3,741,700	3,976,800	4,218,000	4,486,700	4,672,500	34.0

Source: US Bureau of the Census; Projections were developed as follows:

City of Anderson and Gaffney Projections by ACOG

City of Clemson Projections by Clemson Planning Department

City of Liberty Projections by Vismor and Associates

City of Greer and Spartanburg Projections by Spartanburg County Planning Department

City of Greenville, Mauldin and Simpsonville Projections by Greenville County Planning Commission and ACOG

MSA and State Projections by SC State Data Center

Socioeconomic Characteristics

Labor Force

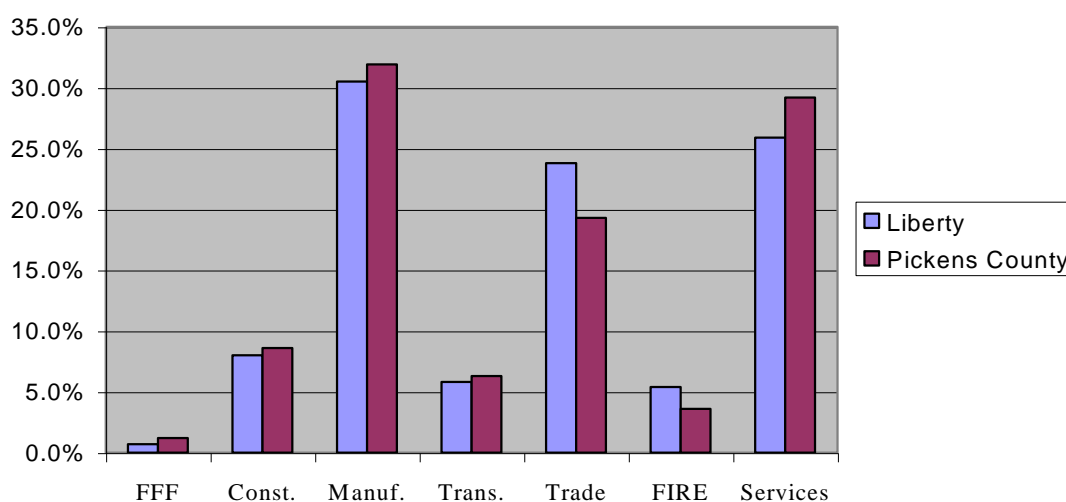
The City of Liberty's labor force is dominated by three categories of employment, manufacturing, trade and services. Manufacturing accounts for just over 30 percent of all employment, with services accounting for another 26 percent and trade with 24 percent. The city has a lower percentage of employment than the county in every category except wholesale/retail trade and FIRE, emphasizing its position as the county's business and financial center.

TABLE 1.07
LABOR FORCE, 1990

Area	FFF	Const.	Manuf.	Transp.	Trade	FIRE	Services
Anderson	99	590	3045	374	2,663	589	3,676
Clemson	103	270	668	118	999	195	2,822
Liberty	13	135	517	98	403	91	438
Gaffney	47	450	2,376	268	1,135	139	1,283
Greenville	258	1,781	5,120	1,517	6,042	2,130	11,258
Greer	78	429	1,428	216	1,006	268	947
Mauldin	14	335	1,921	418	1,543	380	1,796
Simpsonville	19	448	2,254	415	1,461	293	1,382
Spartanburg	155	824	5,048	816	4,475	777	6,497
Pickens County	520	3,808	14,183	2,801	8,576	1,620	13,019
State	35,140	129,647	411,561	97,399	324,374	81,912	451,958

Source: US Bureau of the Census, 1990 Census of the Population

FIGURE 1.01
1990 EMPLOYMENT



Income

The per capita income for the City of Liberty in 1989 was \$13,137, almost \$2,000 higher than the county figure. Median household and family incomes were also higher than the county but much closer. Clemson and Mauldin had the highest median family incomes at over \$45,000, approximately \$12,000 higher than Liberty. The city had a relatively low poverty level at 10.6 percent with the county being slightly higher at 11.4 percent.

TABLE 1.08
INCOME, 1989

Area	Per Capita Income	Median Household Income	Median Family Income	Persons In Poverty (1990)	Percent in Poverty (1990)
Anderson	\$10,866	\$19,433	\$25,523	4,922	16.9
Clemson	13,772	22,265	46,917	3,159	28.4
Liberty	13,137	26,674	33,004	1,616	10.6
Gaffney	10,712	21,515	26,836	2,656	20.2
Greenville	14,708	23,963	30,997	9,605	16.5
Greer	9,559	18,049	22,957	2,008	19.5
Mauldin	16,273	41,524	45,990	405	3.5
Simpsonville	13,698	34,990	40,059	467	4.0
Spartanburg	12,142	22,423	29,304	8,946	20.6
Pickens County	11,427	26,336	32,492	10,735	11.4
State	13,884	26,256	30,797	517,793	14.9

Source: US Bureau of the Census, 1990 Census of the Population

Educational Attainment

The City of Liberty's educational attainment figures closely match those for the county as a whole. Just over 64 percent of city residents over the age of 25 have a high school degree or higher with 16.2 percent of city residents having a Bachelors Degree or higher. The remainder, 35.8 percent, has not achieved a high school diploma.

TABLE 1.09
EDUCATIONAL ATTAINMENT, 1990
(Percentage of Persons 25 and Older)

Area	No High School Diploma	High School Diploma or Higher	Bachelors Degree or Higher
Anderson	37.4	62.6	17.0
Clemson	11.8	88.2	57.0
Liberty	35.8	64.2	16.2
Gaffney	40.5	59.5	12.5
Greenville	27.5	72.5	29.3
Greer	52.4	47.6	9.2
Mauldin	11.6	88.4	28.4
Simpsonville	21.6	78.4	21.5
Spartanburg	34.1	65.9	23.4
Pickens County	34.6	65.4	16.9
State	31.7	68.3	16.6

Source: US Bureau of the Census, 1990 Census of the Population

Household Size and Type

In 1990, the City of Liberty had a total of 1,218 households including 1,051 family households. This amounted to just fewer than 18 percent of the households in the county. The city had an average household size of 2.5 persons per household, slightly lower than the county.

TABLE 1.10
HOUSING CHARACTERISTICS, 1990

Area	Total Households	Persons Per Household	Family Households
Anderson	10,654	2.5	6,777
Clemson	4,601	2.4	2,179
Liberty	1,218	2.5	1,051
Gaffney	4,957	2.7	3,419
Greenville	24,124	2.4	14,051
Greer	4,233	2.4	2,908
Mauldin	4,338	2.7	3,335
Simpsonville	4,232	2.8	3,348
Spartanburg	16,695	2.6	10,836
Pickens County	33,422	2.6	24,159
State	1,258,044	2.6	928,206

Source: 1990 Census of Population, US Bureau of Census

Of Liberty's 1,218 family households with children under 18 in 1990, 884 or 72.6 percent, were married family households. This is slightly lower than the county figure of 81 percent. Only Clemson and Simpsonville had a higher percentage of married couple families. Gaffney, Greenville and Spartanburg all had less than 60 percent of family households as married couple households.

TABLE 1.11
HOUSEHOLDS WITH CHILDREN UNDER 18, 1990

Area	Total Family Households	Married Couple Families	Single-Headed Families	Male Householder, No Wife Present	Female Householder, No Husband Present
Anderson	2,957	1,847	1,110	89	1,021
Clemson	880	783	97	12	85
Liberty	438	884	138	24	156
Gaffney	1,542	895	647	39	608
Greenville	6,202	3,595	2,607	293	2,314
Greer	1,284	838	446	65	381
Mauldin	683	477	206	45	161
Simpsonville	1,903	1,638	265	39	226
Spartanburg	5,052	2,788	2,264	249	2,015
Pickens County	11,996	9,713	2,283	484	1,799
State	494,955	354,082	140,873	21,688	119,185

Source: 1996 SC Statistical Abstract, SC Office of Research and Statistical Services

The City of Liberty had the highest percentage of owner occupied homes of any of the cities in 1990 at 69.2 percent. This was still lower than the countywide figure of 73.2 percent and just under the statewide average of 69.8 percent. Clemson, Greenville and Spartanburg all had home ownership rates of less than 50 percent.

TABLE 1.12
HOUSEHOLDS BY OCCUPANCY AND FINANCIAL STATUS, 1990

Area	Occupancy		% Owner/Renter	
	Owner	Renter	% Owner	% Renter
Anderson	5,492	5,017	52.3	47.7
Clemson	2,175	2,451	47.0	53.0
Liberty	843	375	69.2	30.8
Gaffney	3,124	1,906	62.1	37.9
Greenville	11,278	12,823	46.8	53.2
Greer	2,366	1,846	56.2	43.8
Mauldin	2,964	1,370	68.4	31.6
Simpsonville	2,887	1,330	68.5	31.5
Spartanburg	8,058	8,654	48.2	51.8
Pickens County	24,461	8,961	73.2	26.8
State	878,704	379,340	69.8	30.2

Source: 1996 SC Statistical Abstract, SC Office of Research and Statistical Services

STATEMENT OF NEEDS AND GOALS

Issue 1: Growth and Development

The growth of the local population and economy has left some people feeling that Liberty is losing its “small town” atmosphere, which has been a source of pride for its citizens. Steps should be taken to maintain this “small town” atmosphere while allowing for continued growth and development.

Issue 2: Population and Employment

One issue facing the city is the number of people who leave Liberty every day for work. Other Liberty residents are either underemployed or unemployed because they lack the skills or education to find a good job. The city should look for ways to improve the skills of the existing population to improve their chances for economic success.

Goals

1. Attract young families to the community by promoting the amenities that Liberty provides for its citizens.
2. Encourage housing development that makes neighborhoods more interactive.
3. Improve educational attainment of existing population.
4. Annex areas outside the city limits that are of a similar character to the city.
5. Address needs of increasing senior population.

Implementation Strategies

1. Work with area Realtors to promote the amenities available to people moving within the city limits.
2. Encourage builders to utilize innovations in residential developments that allow people to interact (e.g. big front porches, shared green space for clusters of homes).
3. Encourage neighborhood development through standards that include sidewalks and bike paths throughout each neighborhood (e.g. by making advice and services available to neighborhoods at no cost).
4. Work with area schools (Clemson, Tri-County Tech), to develop adult education programs for city residents.
5. Develop a policy to annex neighboring properties that use city services.
6. Monitor the availability of senior activities

PART II – ECONOMY

Employment

Pickens County has seen strong growth in its labor force over the last 20 years. From 1980 to 1990 the labor force grew by 23.6 percent, and between 1990 and 2000 the labor force grew by another 19.9 percent. Greenville County has the largest number of people in the labor force while Cherokee County has the smallest labor force. Between 1980 and 1990 Oconee County saw the largest percentage increase in the labor force, at 42.3 percent. Pickens County had the largest percentage increase in labor force between 1990 and 2000.

TABLE 2.01
LABOR FORCE, 1980-2000

County	1980	1990	% Change 1980-1990	2000	% Change 1990-1997
Anderson	62,040	74,113	19.5	86,100	16.2
Cherokee	23,050	22,691	-1.6	26,421	16.4
Greenville	140,440	169,686	20.8	196,535	15.8
Oconee	20,160	28,690	42.3	29,334	2.2
Pickens	38,710	47,848	23.6	57,353	19.9
Spartanburg	98,960	117,179	18.4	135,239	15.4

Source: SC Employment Security Division, Labor Market Information

The county has also seen a fluctuating unemployment rate that has been consistently lower than state rates since at least 1990. The year 2000 figure of 2.4 percent unemployment was the lowest rate over this period. In 2000 Cherokee County had the highest unemployment rate in the region at 6.7 percent. Greenville County had the lowest unemployment rate at 2.8 percent.

TABLE 2.02
AVERAGE ANNUAL UNEMPLOYMENT RATES, 1990-2000

County	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
Anderson	5.3	6.2	5.5	6.0	5.8	4.0	4.7	4.1	3.0	3.1	2.5
Cherokee	5.7	6.5	6.0	6.4	5.0	4.5	5.2	4.2	3.8	4.5	4.8
Greenville	3.7	5.0	5.2	5.5	4.1	2.5	3.0	2.6	2.0	2.5	1.9
Oconee	5.0	7.7	7.6	8.8	6.9	4.6	6.1	4.9	3.5	4.1	3.5
Pickens	4.5	5.5	5.0	5.8	4.8	3.9	4.9	3.4	2.7	3.4	2.4
Spartanburg	4.4	5.4	4.8	5.5	4.6	3.7	4.5	4.2	3.3	4.3	3.3
State	4.7	6.2	6.2	7.5	6.3	5.1	5.6	4.8	3.5	4.1	3.7

Source: SC Employment Security Division, Labor Market Information

The past 20 years have seen a change in the structure of the local economy. Like many communities manufacturing is dropping as a percentage of total employment and areas like retail and the service sector are increasing in importance. While the overall number of jobs continues to increase, the new jobs are generally lower paying than the manufacturing jobs they are replacing. From 1980 to 2000 manufacturing employment dropped from 44.8 percent of all employment to 23.4 percent. This included a drop in the actual number of jobs in the manufacturing sector. Conversely, retail increased from 13.0 percent to 26.6 percent and services increased from 9.4 to 18.2 percent. The retail and service sectors saw strong job growth over the 1980 to 2000 time period. This mirrors the situation at both the state and regional levels.

Figure 2.01
Pickens County Employment, 1980

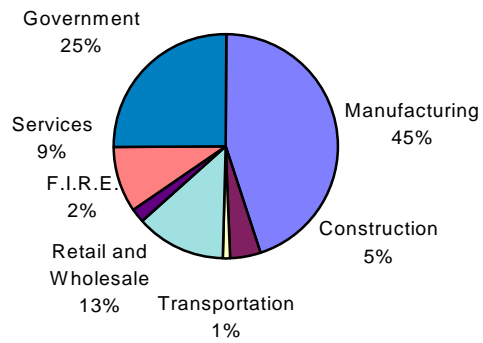


Figure 2.02
Pickens County Employment, 1990

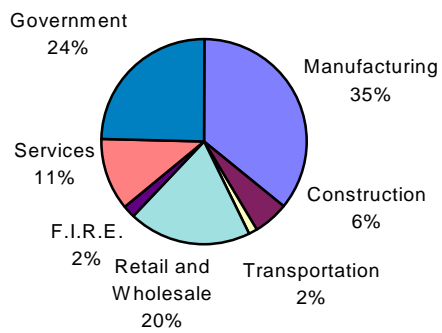
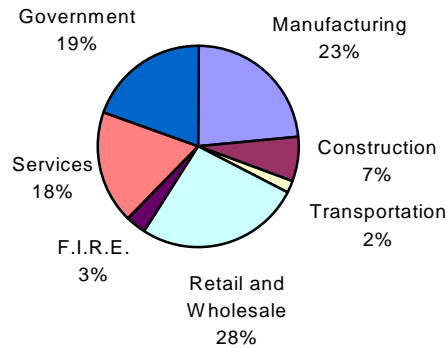


Figure 2.03
Pickens County Employment, 2000



This employment trend is very important to watch because of its effects on wages. Manufacturing continues to be a relatively high paying field compared to other employment categories. The retail and service sectors contain some high-end positions but overall are the lowest paying fields in the regional economy.

TABLE 2.03
2000 AVERAGE WEEKLY WAGES, BY EMPLOYMENT SECTOR

County	Manuf. (Rank: 3)	Services (Rank: 5)	Retail (Rank: 7)	Wholesale (Rank: 2)	TCU (Rank: 1)	FIRE (Rank: 4)	Construction (Rank: 6)
Anderson	\$636	\$467	\$285	\$582	\$622	\$586	\$528
Cherokee	621	391	278	485	666	467	560
Greenville	780	519	366	765	730	822	627
Oconee	518	380	261	502	554	503	503
Pickens	542	444	262	621	598	624	456
Spartanburg	760	490	341	688	615	710	586

Source: Calculated from data in *S.C. Covered Employment and Wages*.

Pickens County continues to see strong growth in the number of business establishments. Over the 1987 to 1998 time period, Pickens saw a 53.6 percent increase in the number of business establishments located in the county. This compares with a 55.4 percent increase for the region and a 19.1 percent increase statewide. The 1990 to 1998 period saw a 21.5 percent increase, faster than the state and on par with the regional rates. Pickens has the fourth largest number of business establishments in the region.

TABLE 2.04
GROWTH IN BUSINESS ESTABLISHMENTS, 1987-1998

County	1987	1990	% Change 1987-1990	1998	% Change 1990-1998
Anderson	2,402	3,182	32.5	3,640	14.4
Cherokee	713	861	20.8	1,054	22.4
Greenville	7,199	8,869	23.2	11,405	28.6
Oconee	920	1,132	23.0	1,432	26.5
Pickens	1,399	1,769	26.4	2,149	21.5
Spartanburg	3,999	5,420	35.5	6,170	13.8
State	69,538	79,743	14.7	94,985	19.1

Source: 1989, 1994, 1996, and 2001 South Carolina Statistical Abstracts

Despite this growth in the number of establishments, Pickens County continues to see a net outflow of daily commuters. Of the 52,000 or so employed persons in the county, over 23,000 commute to another county to work. Over 12,000 people commute into the county every day making the net commuting figure -11,178. This is the largest outflow of commuters in the region, slightly ahead of Anderson County.

TABLE 2.05
WORKPLACE OF EMPLOYED PERSONS, 1990

County	Employed Persons in County	Live & Work in County	Live in County Only	Work in County Only	Estimated Daytime Population	Difference Day/Night Population
Pickens	52,025	28,951	23,179	12,001	40,847	-11,178

Source: U.S. Bureau of the Census, Census 2000

The vast majority of commuters are traveling between Pickens County and the rest of the Upstate. Very little of the commuting flow is between Pickens County and the rest of South Carolina. There is also only a very small level of commuting between the county and Georgia or North Carolina.

TABLE 2.06
COMMUTING PATTERNS, 2000

IN-COMMUTING FROM		OUT-COMMUTING TO	
Place	Number	Place	Number
Anderson	4,300	Anderson	3,648
Cherokee	16	Cherokee	63
Greenville	2,566	Greenville	15,095
Laurens	54	Laurens	112
Oconee	4,192	Oconee	2,331
Pickens	NA	Pickens	NA
Spartanburg	198	Spartanburg	784
Union	40	Union	37
Remainder of SC	318	Remainder of SC	496
Georgia	61	Georgia	123
North Carolina	168	North Carolina	254
Elsewhere	88	Elsewhere	236
Total	12,001	Total	23,179
Net Commuting – 11,178			

Source: U.S. Bureau of the Census, Census 2000

While the county has seen a shift away from manufacturing, many of its largest employers remain manufacturing concerns. Twelve manufacturing firms employ over 200 people in the county. However, the largest employers in the county are non-manufacturing entities. Clemson University employs 7,394 people in Pickens County and the State of South Carolina employs another 3,534.

TABLE 2.07
MAJOR MANUFACTURING EMPLOYERS
(200 or more employees)

Company Name	No. of Employees	Product/Service
Mark IV Automotive	443	Power Steering Assemblies
BASF Corp. – Clemson Plant	426	Nylon 6 polymer
Alice Manufacturing Co. – Foster Plant	408	Cotton/polyester broad cloth
Champion Aerospace, Inc.	402	Aviation ignition systems
Alice Manufacturing Co. - Ellison Plant	349	Cotton/polyester print cloth
Alice Manufacturing Co. - Elljean Plant	349	Cotton/polyester print cloth
Central Textiles, Inc.	300	Greige goods
Sauer-Danfoss	300	Hydraulic Pumps and motors
Alice Manufacturing Co. – Arial Plant	235	Cotton/polyester print cloth
Watermark Paddlesports, Inc.	230	Whitewater and touring kayaks
Cornell Dubilier Marketing Inc	215	Mita Capacitors
Ohio Gear - Richmond Gear	215	Speed reducers and gears

Source: 2002-2003 S.C. Industrial Directory,

S.C. Department of Commerce, Data for Manufacturing Establishments) and S.C. Appalachian Council of Governments (Data for Non-Manufacturing Establishments)

TABLE 2.08
MAJOR NON-MANUFACTURING EMPLOYERS
(200 or more employees)

Company Name	No. of Employees	Product/Service
Clemson University	7,394	Educational services
State of South Carolina	3,534	State government
School District of Pickens County	1,934	Public Education
Palmetto Baptist Medical Center	750	Health Services
Pickens County	513	County Government
Bi-Lo	429	Retail grocery store (multiple locations)

Source: S.C. Appalachian Council of Governments, Data for Non-manufacturing establishments, June 2002.

The manufacturing base of Pickens County is fairly diverse with sixteen two digit SIC codes represented. These firms employ a total of 12,832 people in 121 establishments. Industrial and Commercial Machinery, Electronic/Other Electrical Equipment, and Textiles are the SIC categories leading the way. The textile industry is the leading employer and represents 32.1 percent of industrial employment. The top three categories listed below comprise 62.1 percent of manufacturing employment.

TABLE 2.09
MANUFACTURING PLANTS AND EMPLOYEES, 2000/2001

SIC Code	Plants	Percent	Employees	Percent
(20) Food and Kindred Products	3	2.5	88	0.7
(22) Textile Mill Products	13	10.7	4,123	32.1
(23) Apparel and Other Finished Products Made from Fabrics and Similar Materials	4	3.3	163	1.3
(24) Lumber and Wood Products, Except Furniture	9	7.4	136	1.1
(25) Furniture and Fixtures	0	0.0	0	0.0
(26) Paper and Allied Products	2	1.7	18	0.1
(27) Printing, Publishing, and Allied Industries	11	9.1	223	1.7
(28) Chemicals and Allied Products	4	3.3	551	4.3
(29) Petroleum Refining and Related Industries	1	0.8	55	0.4
(30) Rubber and Miscellaneous Plastics Products	7	5.8	642	5.0
(31) Leather and Leather Products	0	0.0	0	0.0
(32) Stone, Clay, Glass and Concrete Products	6	5.0	178	1.4
(33) Primary Metal Industries	3	2.5	1,075	8.4
(34) Fabricated Metal Products, Except Machinery and Transportation Equipment	16	13.2	607	4.7
(35) Industrial and Commercial Machinery and Computer Equipment	28	23.1	2,064	16.1
(36) Electronic and Electrical Equipment and Components, Except Computer Equipment	8	6.6	1,787	13.9
(37) Transportation Equipment	5	4.1	1,120	8.7
(38) Measuring, Analyzing, and Controlling Instruments; Photographic, Medical, and Optical Goods, Watches and Clocks	0	0.0	0	0.0
(39) Miscellaneous Manufacturing Industries	1	0.8	2	0.0
(87) Engineering, Accounting, Research, Management, and Related Services	0	0.0	0	0.0
Total	121	100.0	12,832	100.0

Source: 2000/2001 S.C. Industrial Directory, S.C. Department of Commerce, Div. of State Development

Pickens County also has a growing number of foreign firms. Pickens County is the home to five foreign firms, all manufacturing, which employ almost 1,144 people.

TABLE 2.10
INTERNATIONAL COMPANIES, 2002/2003

County	Total Companies	Total Employees	Manufacturing Companies	Manufacturing Employees
Pickens	5	1,144	5	1,144
State	480	81,220	356	67,844

Source: 2002/2003 International Firms in South Carolina

Job Creation and Capital Investment

Pickens County has seen strong levels of both job creation and capital investment in the past nine years. The period between 1990 and 2001 saw the creation of 3,024 new jobs and capital investment of over \$395 million. This equals 4.0 percent of the regional and 1.2 percent of the state totals for job creation. The Pickens County total equals 2.2 percent of the regional and 0.8 percent of the state total for capital investment, sixth in the region for capital investment and sixth for job creation.

TABLE 2.11
JOB CREATION AND CAPITAL INVESTMENT
Pickens County, 1990-1999

Year	Jobs Created	Investment (X \$1,000)
1990	38	12,860
1991	367	118,909
1992	360	38,050
1993	314	12,021
1994	209	24,498
1995	240	13,826
1996	163	28,766
1997	386	29,264
1998	181	31,632
1999	307	29,074
2000	280	35,132
2001	217	21,937
Total	3,062	395,969

Source: S.C. Department of Commerce, Div. of State Development

TABLE 2.12
SELECTED ECONOMIC ACTIVITY ANNOUNCEMENTS
Pickens County, January 1, 2002 - August 15, 2002

Category	Date of Current Announcement	Business Name	Location	Project Type	Size	Capital Investment	Jobs Created /Lost
Educ	2/5/02	Clemson University	Clemson	Lay-Off			-70
Educ	8/23/02	Clemson University	Clemson	Exp		\$3.2 million	10
Educ	9/13/02	Clemson University	Clemson	New	77,000 SF		
Govt	3/13/02	Easley Law Enforcement Center	Easley	New	25,000 SF	\$2.3 million	
Govt	7/5/02	Liberty EMS / Magistrate station	Liberty	New		\$500,000	
Govt	8/2/02	Clemson Parks & Recreation Department	Clemson	New			
Health	8/9/02	Tiger Town Animal Hospital	Clemson	New			8
Mfg	1/30/12	Ryobi Technologies, Inc.	Pickens	Exp			100
Mfg	6/15/02	Central Textiles, Inc.	Central/Pickens	Exp			40
Mfg	4/26/02	Penn Compression Molding	Liberty	Close			-33
Mfg	9/6/02	Liberty Denim	Liberty	New			230
Mfg	8/19/02	American House Spinning	Central	Lay-Off			-162
Real Est	9/4/02	Mixed-Use Development	Clemson	New	53 AC		
Real Est	7/24/02	Centerpoint Shopping Center	Easley	New	150,000 SF		
Real Est	7/25/02	Mixed-Use Development	Easley	New	11,000 SF		
Resid	7/24/02	Tiger Towne Village	Clemson	New	94 units		
Resid	7/25/02	Apartment Complex	Easley	New	60 units		
Retail	3/29/02	Dollar General	Liberty	New		\$300,000	
Retail	7/5/02	Ingles Grocery Store	Liberty	New	65,000 SF		
Retail	9/10/02	Walmart Super Center	Central	New	204,000 SF		450
Retail	7/24/02	Publix	Easley	New			
Transp	7/23/02	SC Highway 135 Project	Easley	Exp		\$9.7 million	
Transp	7/16/02	SC Highway 93 Project	Clemson	Exp		\$14 million	
Util	1/15/02	Crayton Creek Sewer Line	Easley	Exp	5.2 miles	\$3.36 million	
Util	1st Q, 2002	Easley Combined Utilities Headquarters	Easley	New	11,400 SF	\$1.5 million	

Source: Economic Activity Report of the South Carolina Upstate, Third Quarter, January 1 through September 30, 2002

One result of this continued development has been an increase in per capita income for county residents. From 1979 to 1989 citizens saw an 89.8 percent increase in per capita income, more than 10 percent higher than both the state and region. From 1989 to 2000 there was another 85.3 percent increase, although this was 17.6 percent less than the region and 16.4 percent less than the state. In 1979, Pickens County's per capita income equaled 85.6 percent of the regional average and 90.4 percent of the statewide average. By 2000 this had fallen to 83.9 percent of the regional per capita income and 88.2 of the statewide income. Pickens ranked fifth in the region for per capita income in 2000.

TABLE 2.13
PER CAPITA INCOME, 1979-2000

County	1979	1989	% Change	2000	% Change
			1979-1989		1989-2000
Pickens	\$6,020	\$11,427	89.8	\$21,176	85.3
Region	7,032	12,442	76.9	25,245	102.9
State	6,657	11,897	78.7	24,000	101.7

Source: 1982, 1989, 1991, and 2001 South Carolina Statistical Abstracts

Commerce

Pickens County has seen solid growth in retail sales in the early 1990's. From 1990 to 2000 retail sales increased 98.7 percent within the county. This compares to a regional growth rate of 69.0 percent and state rate of 89.4 percent. Currently, Pickens County maintains 6.5 percent of the regional retail market, ranking fourth in the region.

TABLE 2.14
GROSS RETAIL SALES BY COUNTY
(in \$ millions)¹ 1990 - 2000

COUNTY	SALES 1990	SALES 1991	SALES 1992	SALES 1993	SALES 1994	SALES 1995	SALES 1996	SALES 1997	SALES 1998	SALES 1999	SALES 2000	% CHG 90-00
Anderson	1,803	1,956	1,870	1,843	1,995	2,196	2,378	2,522	2,892	3,072	3,303	83.2
Cherokee	376	376	382	407	433	469	497	597	647	675	700	86.3
Greenville	6,073	6,218	6,547	7,437	8,091	8,561	9,375	9,340	9,828	10,151	10,323	70.0
Oconee	467	490	488	542	583	622	752	849	885	810	976	109.1
Pickens	721	763	777	835	915	1,061	1,206	1,221	1,296	1,350	1,433	98.7
Spartanburg	3,590	3,789	4,039	4,238	4,573	4,944	4,941	5,243	5,440	5,180	5,290	47.4
Region	13,029	13,592	14,102	15,301	16,589	17,853	19,149	19,773	20,988	21,239	22,025	69.0
SC	50,826	51,899	53,146	58,823	62,708	68,809	74,404	78,617	85,224	90,163	96,245	89.4

Source: U.S. Bureau of the Census

The retail situation in Pickens County is different than the other counties in the region. In Pickens, municipalities dominate the retail market. Four municipalities have more retail establishments than the unincorporated portion of the county, with Easley having approximately 45 percent of all establishments.

TABLE 2.15
RETAIL TRADE, 1992

County	Number of Establishments	Sales (X \$1,000)	Annual Payroll (X \$1,000)	Number of Employees
Pickens County	499	\$522,347	\$58,368	6,039
Clemson	108	(D)	(D)	(D)
Anderson Co. portion	2	(D)	(D)	(D)
Pickens Co. portion	106	(D)	(D)	(D)
Easley	225	305,900	31,307	2,770
Liberty	22	16,607	1,533	171
Pickens	77	72,953	7,540	765
Balance of County	69	(D)	(D)	(D)

Source: 1992 Census of Retail Trade, U.S. Dept. of Commerce, Bureau of the Census.

(D) - Data suppressed to assure confidentiality.

TABLE 2.16
RETAIL TRADE BY COUNTY, 1997

County	Establishments	Sales (x1,000)	Employees
Anderson	743	1,349,086	8,860
Cherokee	232	366,664	2,137
Greenville	1,852	4,496,435	24,775
Oconee	276	403,926	2,738
Pickens	372	655,190	4,237
Spartanburg	1,117	2,311,553	13,785

Source: 1997 Census of Retail Trade

TABLE 2.17
RETAIL TRADE BY CITY, 1992

City	Establishments	Sales (x1,000)	Annual Payroll (x1,000)	Employees
Anderson	462	602,006	70,092	6,596
Clemson	108	NA	NA	NA
Easley	225	305,900	31,307	2,770
Gaffney	179	169,698	20,197	1,951
Greenville	984	1,440,181	164,868	14,531
Greer	187	281,167	29,661	2,530
Mauldin	101	110,997	12,377	1,171
Simpsonville	97	101,899	10,801	1,271
Spartanburg	610	867,538	96,719	8,846

Source: 1992 Census of Retail Trade

The wholesale market is heavily dominated by the City of Easley. Easley is the location of 57 percent of all wholesale establishments in the county. The unincorporated county is the second largest location for wholesale establishments but the other municipalities are close behind. The county ranked fourth in the region in 1992 wholesale sales.

TABLE 2.18
WHOLESALE TRADE, 1992

County	Number of Establishments	Sales (X \$1,000)	Annual Payroll (X \$1,000)	Number of Employees
Pickens County	90	\$108,576	\$11,618	509
Clemson Total	8	(D)	(D)	(D)
Anderson Co. portion	1	(D)	(D)	(D)
Pickens Co. portion	7	(D)	(D)	(D)
Easley	51	54,319	7,104	282
Liberty	4	3,122	775	21
Pickens	11	21,313	1,039	63
Balance of County	17	(D)	(D)	(D)

Source: 1992 Census of Wholesale Trade, U.S. Dept. of Commerce, Bureau of the Census.

(D) - Data suppressed to assure confidentiality.

TABLE 2.19
WHOLESALE TRADE BY COUNTY, 1992

County	Establishments	Sales (x 1,000)	Annual Payroll (x1,000)	Employees
Anderson	207	727,037	38,417	1,785
Cherokee	43	88,055	7,668	401
Greenville	946	5,295,182	350,610	11,335
Oconee	68	78,129	6,267	347
Pickens	90	108,576	11,618	509
Spartanburg	524	2,612,332	155,317	5,678

Source: 1992 Census of Wholesale Trade

TABLE 2.20
WHOLESALE TRADE BY CITY, 1992

City	Establishments	Sales (x 1,000)	Annual Payroll (x1,000)	Employees
Anderson	89	287,753	21,983	1,003
Clemson	8	NA	NA	NA
Easley	51	54,319	7,104	282
Gaffney	29	47,897	5,328	283
Greenville	448	2,893,232	183,098	5,954
Greer	75	255,576	17,720	726
Mauldin	66	249,446	17,198	687
Simpsonville	24	129,064	5,840	167
Spartanburg	193	991,297	51,857	1,862

Source: 1992 Census of Wholesale Trade

Banking

The growth in jobs and income is reflected in the banking situation in the county. From 1990 to 2001 the number of independent banks increased from seven to ten, and deposits increased by 145.6. Pickens had the fourth highest level of bank deposits in the region in 2001.

TABLE 2.21
AMOUNT OF DEPOSITS (x 1000) BY TYPE OF DEPOSIT
In All FDIC Insured Commercial Banks Pickens County, 1990 - 2001

Year	No. of Independent Banks	Total Deposits
1990	7	369,781
1991	7	394,472
1992	6	391,837
1993	7	420,674
1994	8	523,511
1995	8	527,156
1996	8	567,676
1997	8	592,565
1998	8	635,448
1999	8	653,000
2000	10	882,000
2001	10	908,000

Source: Federal Reserve Board

STATEMENT OF NEEDS AND GOALS

Issues

Issue 1: Funding

Economic development is a complicated, expensive endeavor for all communities. The City of Liberty needs to be able to locate additional funding sources for economic development.

Issue 2: Downtown Revitalization

Traditionally, the downtown portion of a community has been the commercial, social, and cultural center of the community. Downtown Liberty has lost some of these characteristics as business has moved to other areas of the city including the Highway 123 Bypass area. The city thinks it is important to encourage the redevelopment of the downtown area.

Issue 3: Economic Development Activities

Economic development activities, by their nature, are at times complicated and kept out of the public. The city should try to advertise economic development activities and their effects as much as possible.

Goals

1. Increase economic development activities in the City of Liberty.
2. Increase downtown revitalization efforts in downtown Liberty.
3. Publicize on-going economic development activities.

Implementation Strategies

- A. Form an independent Economic Development Department to pursue grant funding and loan repayments.
- B. Develop an economic plan for the city.
- C. Develop loan and other incentive packages to attract business and industry.
- D. Develop a tourism promotion plan and program for the Greater Liberty area.
- E. Develop mechanisms to encourage and assist small entrepreneurs and home-based businesses.
- F. Work with the county to obtain grants for infrastructure improvements.
- G. Establish an area of the city designated as “Historic Downtown Liberty”.
- H. Develop a Downtown Redevelopment Plan for “Historic Downtown Liberty”.

-
-
- I. Work with the Chamber of Commerce and other groups to enhance the downtown as an economic center and tourist base.
 - J. Consider membership by the city in the SC Downtown Development Association and its component programs, e.g. Main Street Program and Home Town Program.
 - K. Partner with other city and community programs recommended, e.g. Arts Council and Beautification Program, to help make Liberty more of a place that people want to stop and visit rather than just drive through.
 - L. Develop mechanisms to avoid higher business taxes and to create desirable zoning regulations to foster business growth.
 - M. Have an economic development booth at City events to provide information and survey residents about business and opportunities needed in the community and other E.D. issues.
 - N. Publicize information about new businesses and other issues related to economic development to allow the public to understand and recognize the City's role in encouraging high quality development.
 - O. Expand advertising activities by advertising the benefits of the city at trade shows etc. in other cities.

PART III – NATURAL RESOURCES

The Natural Resources element looks at the natural systems of the community including climate, topography, soils, water bodies, and other natural features. This information is important to help protect a community's quality of life by promoting proper development, maintaining aesthetic characteristics, preserving open space and significant natural resources.

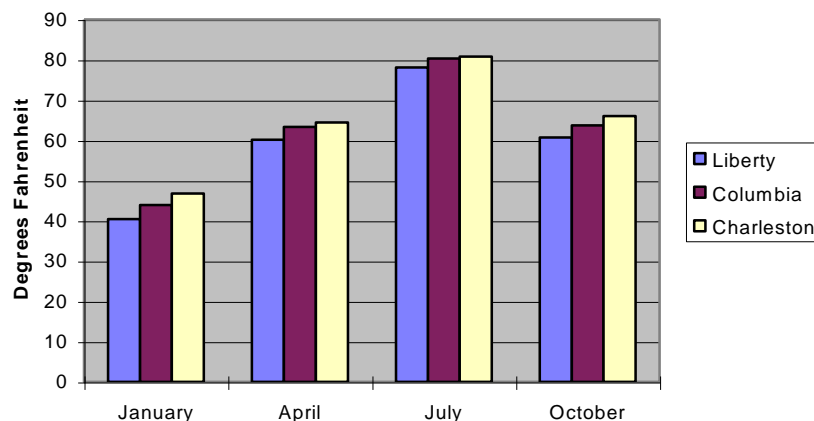
GEOGRAPHIC LOCATION

The City of Liberty, South Carolina is located in Pickens County in the northwestern portion of the state. US 123, US 178, and SC 93 link the city to the region. Just to the east of the city is SC 153 and SC 8, which, along with US 178, link the city and county with Interstate 85, one of the fastest growing interstate corridors in the country. Liberty is located about the same distance between the cities of Charlotte, North Carolina, Columbia, South Carolina and Atlanta, Georgia.

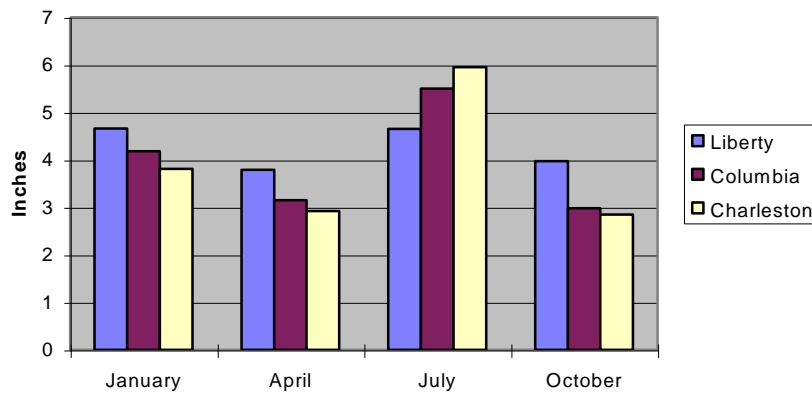
CLIMATE

The climate of Liberty is relatively mild, with an average temperature of 60.1 degrees Fahrenheit. This is slightly lower than other portions of the state such as the Columbia region, which has an average annual temperature of 63.1, and the Charleston region with an average annual temperature of 64.8 degrees. Precipitation is fairly constant throughout the year with an average of 4.3 inches of rain per month. The Columbia region averages 4 inches of rain per month while the Charleston region averages 4.2 inches per month. The growing season is from late March to early November and averages 225 days.

**FIGURE 3.01
AVERAGE MONTHLY TEMPERATURES**



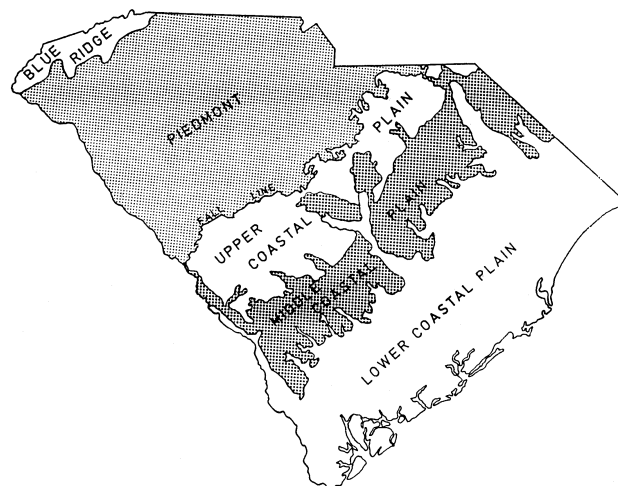
**FIGURE 3.02
AVERAGE MONTHLY PRECIPITATION**



TOPOGRAPHIC CHARACTER

Liberty is located in the Piedmont region of the state, which is characterized by rolling to hilly topography. Elevations range from 900 feet at the edge of the foothills/mountain area to 600 feet along the Savannah and Broad Rivers at the southern end of the region. The terrain becomes progressively less hilly from north to south across the region.

**FIGURE 3.03
SOUTH CAROLINA PHYSIOGRAPHIC REGIONS**



Source: S.C. Water Resources Commission

LAKES, RIVERS, STREAMS

Several rivers and streams including Middle Branch Creek, Twelve Mile Creek, and Eighteen-Mile Creek traverse the City of Liberty. The creeks are an amenity to nearby citizens, act as a reservoir for storm-water runoff, provide flood protection, wildlife corridors and wastewater assimilation. There are no major lakes in Liberty but Pickens County does contain Lake Hartwell, a major recreation and tourism resource west of the city. No body of water within Liberty is used for drinking water.

FLOOD LANDS

Traditionally, the presence of floodplains or flood hazard areas has posed a constraint to development. More recently federal flood plain legislation has added legal constraints and regulations to proposed development in flood hazard areas. Where flood hazard areas (marked by 100-year flood boundaries) have been identified on Flood Insurance Rate Maps for the City of Liberty, special regulations relating to the development of such areas apply. These regulations are designed to reduce and possibly eliminate the hazards of flooding, as required by the Federal Emergency Management Agency for flood insurance through the National Flood Insurance Program. The City of Liberty should make sure to adopt such regulations as part of its zoning ordinance.

Flood prone areas are essentially undeveloped, posing few hazards to life and property in the event of flooding. And with flood hazard regulations in place, there is little chance that the situation will worsen.

SOILS

The soils of the Upper Piedmont have developed from the weathering of metamorphic rock such as granite, schist, gneiss and diorite. Deep sandy to red brown clay sub-soils are found in most associations. The soils are mainly well drained with moderate to severe erosion hazards, dependent mainly on slope. Some Upper Piedmont soils are suitable for on-site sewage disposal, except where slope is a problem. Extensive areas of alluvial flood plains are found in most stream drainage basins. The soils of the Upper Piedmont include some of the best farmlands in Upstate South Carolina. Vast areas of poor or eroded soils have been abandoned in the past due to intensive agriculture.

Liberty is built principally on Cecil and Hiwassee soils mixed with pockets of Catula and Pacolet soils.

Cecil Series - The Cecil soils are characteristically deep, well drained, gently to strongly sloping soils that formed in material weathered from granite and gneiss. These soils are on broad upland areas that have long side slopes. The surface layer is generally yellowish-red with sub-soil that is dominantly red firm clay.

These soils pose moderate to severe constraints, due to slope and permeability, to use as septic tank filter fields, and sewer lagoons, making public sewer systems a prerequisite to development. They also present moderate constraints to low buildings and industrial development due to low load-bearing capacity, slope and potential for erosion.

Hiwassee Series - The Hiwassee soils are generally deep, well-drained soils that formed in saprolite or old alluvium. These soils are in the broad upland areas on long side slopes. The slope ranges from 2 to 25 percent. The surface layer is dusky-red sandy loam with a sub-soil of dark-red friable sandy clay loam. These soils occupy most of the inner city, posing only moderate constraints to septic tank filter fields and other forms of development.

Catula Series - The Catula soils are found in a pocket at the upper end of Middle Branch, just south of SC 93, and in a few other areas to the south. These are well drained, shallow to moderately deep soils, which developed in material weathered from granite and gneiss. The surface layer is yellowish-red sandy loam with a sub-soil of firm red clay loam. They present moderate constraints for septic tank filter fields due to slow permeability and slope.

Pacolet Series - The Pacolet soils are found on the northeast and southwest edges of the city. These are moderately-deep to deep, well-drained soils formed in material weathered from granite and gneiss. The surface layer consists of brown fine sandy loam with a sub-soil of yellowish-red sandy clay loam. They pose only moderate constraints for use as septic tank filter fields, but present severe problems for use as sewage lagoons, because of slope.

In sum, the four soil series upon which Liberty is located have many of the same characteristics, i.e. red clay surface, slope, and slow permeability. On the whole, they pose only slight to moderate constraints to urban development, except for use as septic tank filter fields and sewage lagoons. As a result, community sewerage treatment and collection systems are a prerequisite to intensified development, such as exists and is taking place in and around the City of Liberty.

UNIQUE PARK AND RECREATION AREAS

Pickens County has extensive natural beauty with a continuous chain of large lakes and scenic mountains and valleys. The county is bordered on the west by Lakes Jocasee, Keowee and Hartwell and by the Blue Ridge escarpment to the north. The county is also home to a number of state parks and wildlife management areas including the land recently purchased from Duke Energy.

Lake Jocasee

Lake Jocasee is a 7,500-acre reservoir of cold, emerald water enclosed by the steep walls of the Blue Ridge escarpment and was formed from the Toxaway and Horse-Pasture Rivers. Duke Power Company completed its 385-foot high dam in 1973 to provide water for hydroelectric power. Accessible to the public from Devils Fork State Park, Lake Jocasee provides visitors with various outdoor recreation activities such as swimming, water skiing, sailing, scuba diving and fishing. Laurel Fork and Thompson River waterfalls are also accessible via Lake Jocasee.

Lake Keowee

Carrying the name of the old Cherokee Indian capital, Keowee means "place of the mulberries." This pristine lake was the first of the Duke Power Company improvements developed as part of the Keowee-Toxaway complex. Included in the complex are the Oconee Nuclear Station and the Keowee and Jocasee hydroelectric stations. The lake has 300 miles of shoreline and sports white, smallmouth and largemouth bass, black crappie, bluegill and threadfin shad.

Lake Hartwell

Lake Hartwell borders Georgia and South Carolina on the Savannah, Tugaloo and Seneca Rivers. Created by the U.S. Army Corp of Engineers between 1955 and 1963, the lake comprises nearly 56,000 acres of water and shoreline of 962 miles. The Corp maintains over 20 recreation areas, many with launching ramps, comfort stations, picnic areas and shelters, swimming beaches and playgrounds.

Duke Power Company Land

In 1980 Duke Power donated a 373-acre tract of land to the South Carolina Heritage Trust Preserve in order to protect the outstanding natural area. The area, which lies in Pickens and Oconee counties, is home to a forest of old-growth hemlocks, several rare plants, and a self-sustaining trout population. Within this area lies a campground from which hikers may explore the area.

The Franklin L. Gravely Wildlife Management Area(Horse-Pasture Game Management Area)

This area commonly known as the Horse-Pasture is an enclosed mountain valley between the Toxaway and Eastatoe Rivers. It is located on the site where the Cherokee Indians pastured their horses. The area has superb mountain scenery and one of the few places the world where the Oconee Bells (Shortia) flowers are found.

Keowee-Toxaway State Park

Located in the northern part of the County along scenic Highway 11, Keowee-Toxaway Park is one of the state parks located in Pickens County. The park is equipped with overnight camping facilities and various hiking trails. The Corps of Engineers also provides recreational facilities and maintains lake access areas. The history of the Upper Cherokee Indians is recreated in the park museum.

Table Rock State Park

Table Rock Mountain is a 1,000-foot granite monolith attraction, which takes its name from Indian legend. Native Americans believed that the gods dined on the massive rock while sitting on the "Stool", a smaller mountain nearby. The park has a lake for swimming and boating as well as camping facilities, hiking trails, and a restaurant overlooking the lake.

The Foothills Trail

Duke Power Company maintains a 44-mile hiking trail that crosses some of the most rugged and beautiful terrain in the Carolinas and parts of Pickens County. Photography buffs can aim their lenses at wildflowers, white-tailed deer, wild turkeys, and black bears. The Trail starts off at Table Rock State Park then journeys to Sassafras Mountain, the tallest point in South Carolina, which has vistas of Pisgah Mountain to the Shinning Rock Wilderness. From there hikers venture to Chimneytop Gap then via boat on Lake Jocasee to Laurel Valley which has virgin hemlocks, some 5 feet in diameter. The Pickens County portion of the trail ends at Laurel Creek Falls and has ridge-top views of Lake Jocasee

County Maintained Parks

The county also maintains recreation facilities and parks for its citizens. These include Twin Lakes Park and Twelve Mile Park, which provide access to Lake Hartwell as well as playground and picnic facilities. In 1985, Pickens County opened the 155-acre Mile Creek Park, located on Lake Keowee, which offers full facilities to residents.

South Carolina State Botanical Gardens

Established in 1958 as a camellia collection on a small piece of land, the Garden has grown to 270 acres of lush natural vegetation and miles of trails. Special collections include a Pioneer Garden with authentic log cabins, a gristmill, outbuildings housing historical farm implements, and herb, flower, vegetable and native plant gardens. The Braille Trail, which winds through the Pioneer Garden and adjacent Wildflower, Fern and Bog Gardens, features special sections for the visually impaired.

Other popular areas include the duck pond, a tranquil Garden of Meditation, a Flower and Turf Display and the Roland Schoenike Arboretum, a display of woody plants of economic and historical value. The Garden also contains a two-acre Vegetable Garden display, the Xeriscape Garden, and a Wildflower Meadow. The Garden serves as a living laboratory for students and visitors. Lectures, seminars, festivals and special tours are offered throughout the year.

Cherokee Foothills Scenic Hwy (SC11)

Once known as “Keowee Path” or “Cherokee Path,” this 130-mile road was the route used by the Cherokees and the English and the French fur traders. It now provides a scenic alternative to driving I-85 through SC. Extending from I-85 near the NC border to I-85 at the Georgia line, this route allows the traveler to experience magnificent views and to visit many attractions along the way.

Sassafras Mountain

At 3,554 feet, this is the highest point in SC. From the summit four states can be viewed: Tennessee, NC, SC, and Georgia.

STATEMENT OF NEEDS AND GOALS

Issues

Issue 1: Stormwater Management

Good stormwater management policies can help the city and property owners maintain high local water quality levels, preserve valuable natural habitats, and avoid the problems associated with flooding.

Issue 2: Preservation of Existing Natural Features

The loss of mature trees, natural drainageways, alteration of existing topography and the loss of unique plant and animal life all have negative impacts on a community. The loss of mature trees and alteration of natural topography can lead to increased flooding, devaluation of neighboring properties and the loss of native plant and animal species.

Issues 3: Land Conservation

The City of Liberty is facing land use pressures as the area continues to grow and prosper. The city must try to balance the competing interests of land preservation, community design and economic development.

Goals

1. Preserve physical condition of streambeds.
2. Fix areas with existing flood and erosion control problems.
3. Adoption of a policy and regulations that includes conservation, protection, management, and enhancement of the critical and sensitive features of the natural environment in Liberty and surrounding area, while encouraging responsible economic development and economic diversity.
4. Protection of air and water quality, wetlands, greenspace and regulation of hazardous wastes.
5. Adoption of a policy that manages not only the timing and location of development, but also the content and design of development, to maintain and enhance the community character of Liberty while promoting economic development.

Implementation Strategies

- A. Implement a five-year plan to dredge all the creeks inside the city to remove sediment that has caused the creek beds to rise, resulting in more incidents of flooding.
- B. Investigate areas with identified flood control problems, such as those listed above in the Goals section, and take appropriate actions.

- C. Encouragement of development that protects the natural and built environment and provides for appropriate location of land uses.
- D. Evaluation of design guidelines for adequacy to encourage the maintenance of natural conditions during and after development including:
 - 1. Preventing natural drainageways from being filled or moved.
 - 2. Preventing mature trees from being cut down during development of land.
 - 3. Preventing drastic alteration of the natural topography during land development.
 - 4. Protection of unique or rare plant and animal life.
 - 5. Designating certain areas to be maintained in their natural state as part of a larger development, e.g. designating 5 acres per 100 lots developed for residential use, requiring landscaping of commercial/industrial developments at street, green space “buffer zones” between properties.
- E. Amend the existing tree ordinance to strengthen tree preservation standards on tracts of land under development, to include a citywide tree inventory.
- F. Inventory of critical and sensitive features in the natural environment, including identifying the location and significance.
- G. Adoption of regulations to protect any significant critical and sensitive features identified.
- H. Protection of air quality by encouragement of land development and transportation system development that minimizes pollution from automobiles, and encourages alternate means of transportation.
- I. Evaluation of the adequacy of existing erosion control regulations.
- J. Evaluation of the adequacy of existing regulations/standards for stormwater management in preventing flooding and water quality deterioration.
- K. Inventory of wetlands in the Liberty area, including identification of location and significance, and protection of significant areas.
- L. If environmentally significant areas are found, limit development to public access and facilities for education about the areas, within those areas.
- M. Identification of land to be earmarked for encouragement of preservation of open space and discouragement of intense development (e.g. greenspace, low density development)
- N. Adoption and enforcement of development regulations that encourage a diversified local economy.
- O. Establishment of a citizen’s group to examine the desirability of preserving farmland and other large tracts of land in the greater Liberty area, identify possible measures for preservation (e.g. trusts, state and federal grants), and make recommendations to the city regarding options for preservation.

PART IV – CULTURAL RESOURCES

This element considers historic buildings and structures, unique natural or scenic resources, archeological and other activities that improve the mind and body, such as recreation, music and the arts. Historic and cultural resources are an important element to enhance the quality of life for area residents.

HISTORICAL AND CULTURAL FEATURES

Bob Campbell Geological Museum – Clemson

The museum houses an impressive variety of minerals and gems including one of the largest faceted gem collections in the southeast. Fossils, meteorites, and terrestrial rocks are also on display. A large walk-in darkroom displays minerals that fluoresce under ultraviolet light.

Carmel Church – Liberty

With a congregation originally formed in the mid-1700s, this Presbyterian Church is believed to be the oldest church in South Carolina's Upcountry.

Central Heritage Museum – Central

This late 18th century house was the home of a local merchant and now houses a collection of historic memorabilia.

Cherokee Interpretive Center – Sunset

Located in the Keowee-Toxaway State Park, this center traces the history and culture of the Cherokee Indians who once lived in the Keowee Valley.

Ferne's Miniatures/Dollhouse Museum and Shop – Liberty

A wonderful collection of more than 400 dolls, 25 antique and modern doll houses, and a unique selection of handcrafted miniature accessories, including wicker furniture for sale. Open by appointment only.

Golden Creek Mill – Liberty

Golden Creek mill is an operating gristmill and museum. It was originally built in the early 1800s to grind grain and was later converted to a cotton gin and press. The equipment is powered by a 14 foot overshot water wheel, one of the largest still in regular operation. Picnic facilities are available and a country store and museum are open by reservation.

Hagood-Mauldin House – Pickens

The Irma Morris Collection of Fine Art is located in the Hagood-Mauldin House, which was built in 1856 and moved, piece-by-piece, from Old Pickens, 14 miles to the west, to its current location off Main Street in Pickens when the new County Seat was established in 1868. It is now open to the public on weekends from April 1st to December 12th.

Hagood Mill – Pickens

Built in 1825, Hagood Mill remained in operation as a gristmill until 1961. It was partially restored in the early 1970s, and restoration was completed in 1994. The mill, which is still operational, is one of the few such mills in the state that still retains many of its original components. Tours may be arranged through Pickens County Museum.

Hanover House – Clemson

The original home of French Huguenot Paul se St. Julien, it was originally built in Berkeley County, South Carolina, in 1716 and relocated to the Clemson Campus in 1941. Now located in the South Carolina Botanical Garden, it serves as a museum.

Jail/City Hall – Central

Constructed in 1925, the structure was used primarily as a jail, with two cells. It is used today as a museum by the Central Heritage Society and open to the public.

John C. Calhoun House and Museum – Clemson

Also known as Fort Hill, the house was the plantation home of Vice President John C. Calhoun from 1825 until 1850 and the home of his son-in-law, Clemson University founder Thomas Green Clemson, from 1872 until 1888. It is located in the center of the Clemson University Campus and was willed to the state in 1888 by Thomas Clemson for the purpose of establishing a land-grant college. The Calhoun House is listed on the National Register of Historic Places and houses items that once belonged to Calhoun and Clemson.

Liberty Presbyterian Church – Liberty

The first Union Sunday School was started in 1859 under the direction of Thomas G. Boggs. The original building dates to 1883. A larger building was constructed in 1913, and in 1956an additional Sunday school room, a large meeting hall, and a kitchen were added to the main building.

McKinney Chapel – Eastatoe Valley

Constructed in 1891, this church has a beautiful pulpit and carvings. Services were discontinued in the 1930s, but the church is still used for weddings and funerals. A special Christmas pageant is held here each year.

Old Central High School – Central

Constructed in 1908, the building served as a school for more than 40 years. Christopher Godsen Sayre, a native of South Carolina, designed it. Old Central High School now serves a variety of community needs. In 1994, the building was added to the National Register of Historic Places.

Old Stone Church – Clemson

Also called the stone meetinghouse, this early church on U.S. 76 has a pre-1800 cemetery that is the burial place of General Andrew Pickens and other Revolutionary War heroes.

Pickens County Jail and Pickens County Museum – Pickens

This restored, turn of the century jail resembles a Gothic castle. Located at the corner of Johnston and Pendleton Streets, it now houses the Pickens County Museum of History and Art. The museum is free to the public and is open everyday except Sunday and Monday.

Rudolph E. Lee Gallery – Clemson

The Rudolph E. Lee Gallery, located in Lee Hall on the Clemson University campus, offers visitors an opportunity to view the most current trends in architectural design and construction. A part of the university's College of Architecture, it provides a means by which students can experience, compare, and evaluate work that has been done, or is currently being done, in all areas of visual art, design, and construction.

Schoolhouse Antiques and Museum – Liberty

Everything from pre-World War I autos to the old general store, dentist office, barbershop, and more are displayed. Admission is free, but donations are suggested.

South Carolina Botanical Garden – Clemson

The 250-acre South Carolina Botanical Garden includes the former Horticultural Gardens and Forestry Arboretum of Clemson University. Featured are several thousand varieties of ornamental plants, both native and introduced. The Garden includes several miles of nature trails, which are excellent for strolling, bird watching, and jogging. The Botanical Garden, which is located on the eastern side of the Clemson University Campus, is open to the public 365 days a year, free of charge. Group tours are available by appointment.

Treaty Oak Marker – Clemson

The site where the first treaty between the United States and the Cherokee Indian Nation was signed, on November 28, 1785.

West End Hall – Easley

The old West End Elementary School has undergone extensive renovation and now is home to the Easley Playhouse and the United Way. It also serves as an office facility for various state and local agencies.

FESTIVALS AND SPECIAL EVENTS

Many of the communities throughout the Upstate hold festivals and special events. Some of the ones that are held within Pickens County are discussed below.

Annual Old Fashioned Christmas Pageant

Historic McKinney Chapel in Eastatoee Valley in Pickens puts on an old fashioned Christmas pageant in December that is free to the public.

Azalea Festival

Sponsored by the Pickens Civitans Club, this festival is held in the City of Pickens every year on a Saturday in April.

Blue Ridge Fest

The Blue Ridge Fest is a two-day event that is normally held in May in Pickens. The two-day fest includes music, a classical car drive in, food and other events.

Dacusville Farm Days

This antique machinery show is held Labor Day weekend, each year in Dacusville, which is between Pickens and Greenville. It includes steam engines, old tractors and other old farm machinery as well as music, arts and crafts, and the like. A tractor parade is held several times a day. Admission is \$5 (children under 12 free).

Easley Ablaze

A festival held in November to bring in the Christmas season.

Festival of African-American Literature and the Arts

Clemson's celebration of the cultural contributions of African-Americans. Activities include performances of Negro spirituals and gospel music, exhibitions of historic African art including ancient carvings from the Ivory Coast, Madagascar and Nigeria.

Hillbilly Days

A two day event in August in that celebrates everything hillbilly. The Pickens County Shrine Club hosts this event.

Idlewild Appalachian Folk Festival

Held in the South Carolina Botanical Gardens in Clemson, this festival celebrates the area's Appalachian heritage and the wonders of nature.

Liberty Fest

Liberty's annual festival to celebrate the town and its history.

Pioneer Days

Annually, Dacusville holds a festival to celebrate the pioneer spirit that made this area great.

Pumpkin Festival

On the second Saturday in October, Pumpkintown celebrates the Pumpkin Festival. The festival preserves the beauty of the Oolenoy Valley through its history, music, and arts and crafts.

Railroad Festival

A festival held in Central to provide insight into the early history of Pickens County. Area artisans are featured as well.

Shakespeare Festival

Clemson University holds an annual Shakespeare Festival in February or March to highlight the many works of William Shakespeare.

ARTS AND ENTERTAINMENT

Brooks Center for the Performing Arts – Clemson

Clemson University's premier performing arts center presents the best in professional, community, and student performances at affordable rates.

Clemson Area Arts Council

Promotes arts and entertainment in the greater Clemson area.

Clemson Little Theatre

Located in Pendleton, the Clemson Little Theatre entertains the area with plays and musicals. Youth theatre and summer drama camps are also held.

Clemson University

A variety of concerts and lectures are held throughout the year. Many of these performances are open to the public.

Foothills Playhouse

Easley's community playhouse offers entertainment in the form of plays and musicals.

Southern Wesleyan College

A variety of concerts and lectures are held throughout the year. Many of these performances are open to the public.

RELIGION

Pickens County is home to more than 200 churches of all denominations that provide worship and other services to a diversified citizenry.

STATEMENT OF NEEDS AND GOALS

Issue #1 Historic Preservation

The City has a number of historic houses and structures in its downtown area. Preservation of these properties is vital to maintain the community's sense of history.

Issue #2 Recreational Activities

Many residents of the city are forced to go to Greenville and Clemson for recreational and cultural activities that are not available in Liberty. The City would like to encourage the development of additional cultural and recreational opportunities in Liberty.

Goals

1. Protect the historic properties in Liberty
2. Improve the number of cultural and recreational opportunities available to city residents

Implementation Strategies

1. Inventory historic properties in the downtown area.
2. Create standards to protect historic properties.
3. Expand the use of existing facilities to include family related events.
4. Work to provide additional recreational opportunities such as a bowling alley or movie theater for local residents.

PART V – COMMUNITY FACILITIES

The Community Facilities – Infrastructure element deals with many issues essential to a community's growth and quality of life. Infrastructure planning for water, sewer, roads and other needs is vital for the community to attract and direct growth. City services such as police and fire protection, libraries, education and recreation help to make the community a desirable place to live.

EXISTING CONDITIONS

Transportation

Roads

The City of Liberty is not directly served by an Interstate but has access to the South Carolina and US Highway system. Liberty does have good access to I-85, which is located about 17 miles south of the city. US Highway 178 runs the length of the city in a north-south line, State Highway 93 runs through the city on an east-west line, and US Highway 123 runs along an east-west line directly south of the City.

The Upstate has almost 14,000 miles of state and county maintained highways. Among these are several major interstate systems. The "I-85 Corridor" is the backbone of the manufacturing region and stretches from Richmond, VA to Atlanta, GA and southern Alabama. Interstate 26, stretching from Asheville, NC to Charleston, SC, provides the Upstate with direct access to South Carolina ports and two other major interstate systems: I-40, the major east-west artery, connecting South Carolina to California (also accessible via US 25), and I-95, the major East Coast Interstate, which connects Miami, FL to Maine.

There are no interstates located in Pickens County. However, US Highways 76, 123, and 178 and South Carolina Highways 8, 93, 135, 137, 124, and scenic highway 11 run through the county and US Highways 123 and 178 and SC highway 93 all serve the City of Liberty. Of the highways found in Pickens County, 721 miles of them are state maintained and 750 are county-maintained.

TABLE 5.01
2001 - 2002 TRAFFIC COUNTS

Point Number	Area	ADT - 2001	ADT – 2002	% Change
175	S-304 TO S-224	7,600	8,900	17.1%
177	S-224 TO Highland Terrace	7,000	7,800	11.4%
179	Highland Terrace TO Carolina Drive	6,900	7,700	11.6%
181	Carolina Drive TO S-203	8,400	9,600	14.3%
183	S-203 TO S.C. 123	7,800	7,600	-2.6%
275	S-171 TO S-64	8,000	7,900	-1.3%
277	S-64 TO U.S. 178	7,500	8,900	18.7%
279	U.S. 178 TO Carolina Drive	5,700	5,900	3.5%
281	Carolina Drive TO S-53	5,900	5,500	-6.8%
471	S.C. 93 TO S-223	3,600	3,900	8.3%
599	Local Rd. TO S-64	1,650	1,800	9.1%
511	S-27 TO S-43	1,800	2,300	27.8%
509	S.C. 93 TO S-27	3,300	3,200	-3.0%
571	S-223 TO S.C. 93	650	650	0.0%

Source: SCDOT

Transit

Currently, there is no fixed route public transit available in the City of Liberty. The municipalities of Clemson, Anderson, Greenville, and Spartanburg are the only Upstate communities with fixed-route transit service.

The Parent Education Program of Pickens County functions under the Pickens County School Board. The program transports parents and their children to GED programs at Northside Center. Childcare is provided for the children of program participants. A small four-year-old school bus is used. Annual ridership is approximately 6,500. The program is funded with adult education funds and through the Department of Social Services. The school district provides the bus, maintenance and vehicle insurance.

Pickens County Disabilities and Special Needs Board transports Pickens County clients to the DSN Board center and to jobs located in Pickens County. The DSN Board has twenty-one vans, nine minivans, two jeeps, and three other vehicles used for client transportation. Annual ridership is approximately 89,000 based on six-month ridership figures. Vans are parked in the agency's lot. A crew keeps up with maintenance needs and work is done by local businesses. No change in transportation service is anticipated. Funding for transportation services is part of the day program budget, and vehicles are purchased under state contract. The board is composed of seven community members.

Pickens County Seniors Unlimited provides transportation for medical appointments, shopping, and to senior centers for Pickens County seniors. Shopping trips are within Pickens County, but the agency travels out of the county to transport clients to medical appointments. The fleet consists of seven 15-passenger vans, model years 1989-1999, four vans, three of which are ADA accessible, model years 1998-2001, one 1993 22-passenger bus, and one 1997 minivan. The most recent annual ridership is 57,122. Vehicles are stored in the agency lot and maintenance is done by local businesses. Many vehicles are now leased from the state, and the agency plans to lease its vehicles in the future. Funding sources are federal and state funding, municipalities, donations, 3B (Council on Aging), and Title 19 (Medicaid) funding. The board is composed of nine community members and business people.

Taxi Service

There is no taxi service available in Liberty.

Railroads

The Upstate is served by two major railroads, Norfolk-Southern and CSX Transportation, and five short-line railroads, totaling more than 450 miles. The Crescent, an Amtrak passenger train, also serves the Upstate with stops in Clemson, Greenville, and Spartanburg, running on Norfolk-Southern and CSX lines from New York to New Orleans. Norfolk-Southern provides the only direct service from Greenville to the Port of Charleston. Norfolk-Southern and CSX, however, recently consolidated certain operations that affect the Upstate by making the transportation between Spartanburg and Charleston, through Columbia, easier by sharing lines. All major metropolitan areas in the United States are accessible within three to six days by rail.

Norfolk Southern, CSX Transportation, Pickens Railroad and Amtrak provide rail service within Pickens County.

Air Traffic

The Pickens County Airport is a fixed base operator that provides a variety of services including tie-down and hanger storage, aircraft rental, flight instruction, power plant and airframe repairs, and aerial survey for aircraft of all type.

Passenger and cargo service is available from three airports located within easy access of Pickens County. Greenville-Spartanburg International Airport (GSP), which is the major aviation facility of the South Carolina Upstate, is located 35 minutes away from Pickens County on I-85 in Greer. The William B. Hartsfield Atlanta international Airport (ATL), Charlotte-Douglas International Airport, and Asheville Regional Airport (AVL) are located within a two-hour drive of Pickens County.

Motor Freight Services

Pickens County is served by approximately 140 general freight trucking firms, 34 of which serve the City of Liberty. The area's location along a major freight corridor provides a large and constant supply of trucks from specialized motor carriers serving the entire United States. These long haul, regional, and local motor carriers offer fast, efficient service. The Piedmont has a geographic advantage by being situated almost midway between the New York and Metropolitan Northeast and the fast-growing areas of the Deep South and Florida. Any point on the East Coast can receive overnight truck service from the Piedmont. The region is mainly a break-bulk terminal.

South Carolina Port Authority

One of the Upstate's premier assets is located 200 miles away in the Charleston/Georgetown area. South Carolina's port terminals in Charleston, Georgetown and Port Royal are among the largest in the U.S. The ports are extremely accessible to the Upstate within 3 to 4 hours, via rail and on Interstate Highways 385 and 26.

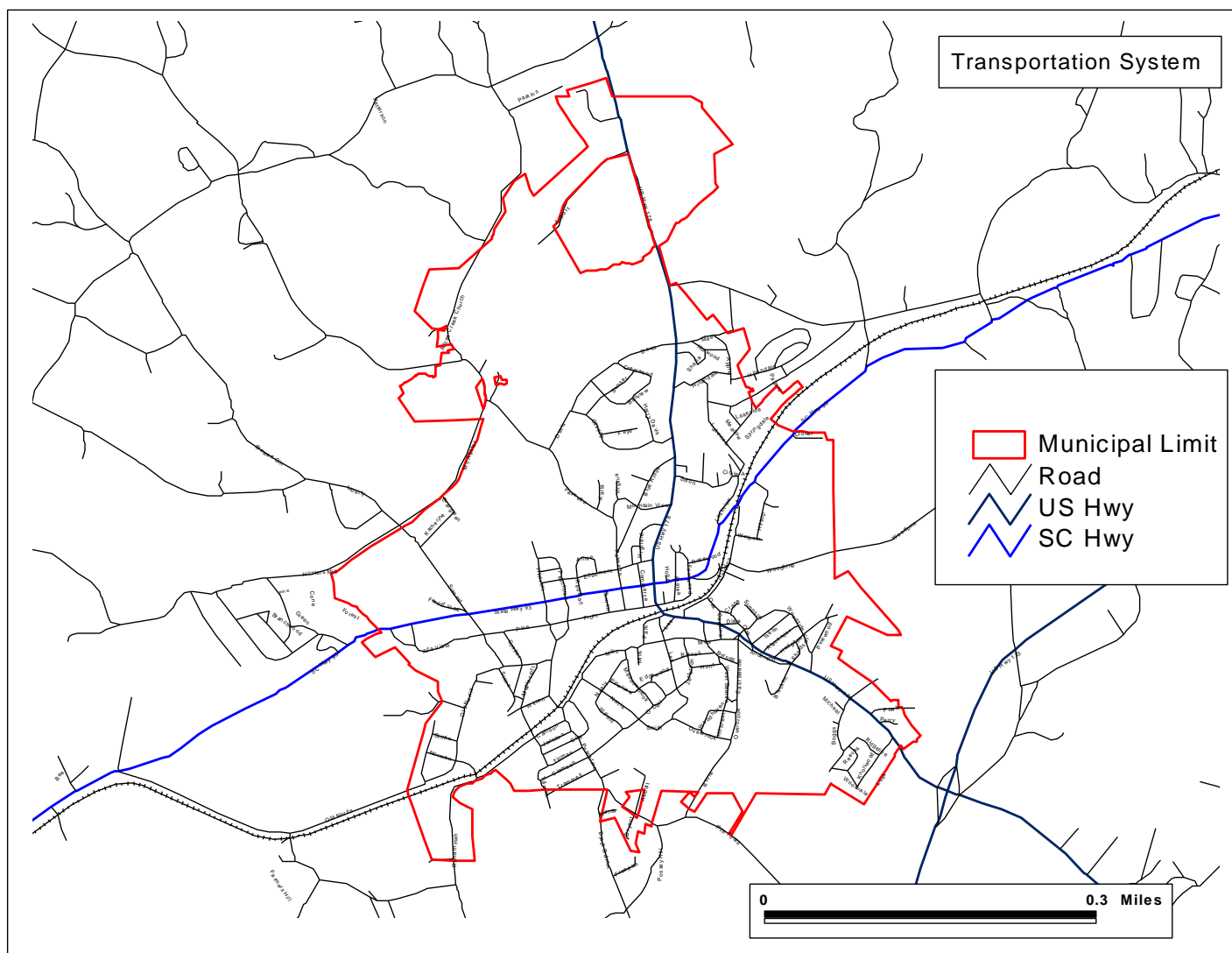
Utilities

Water and Sewer

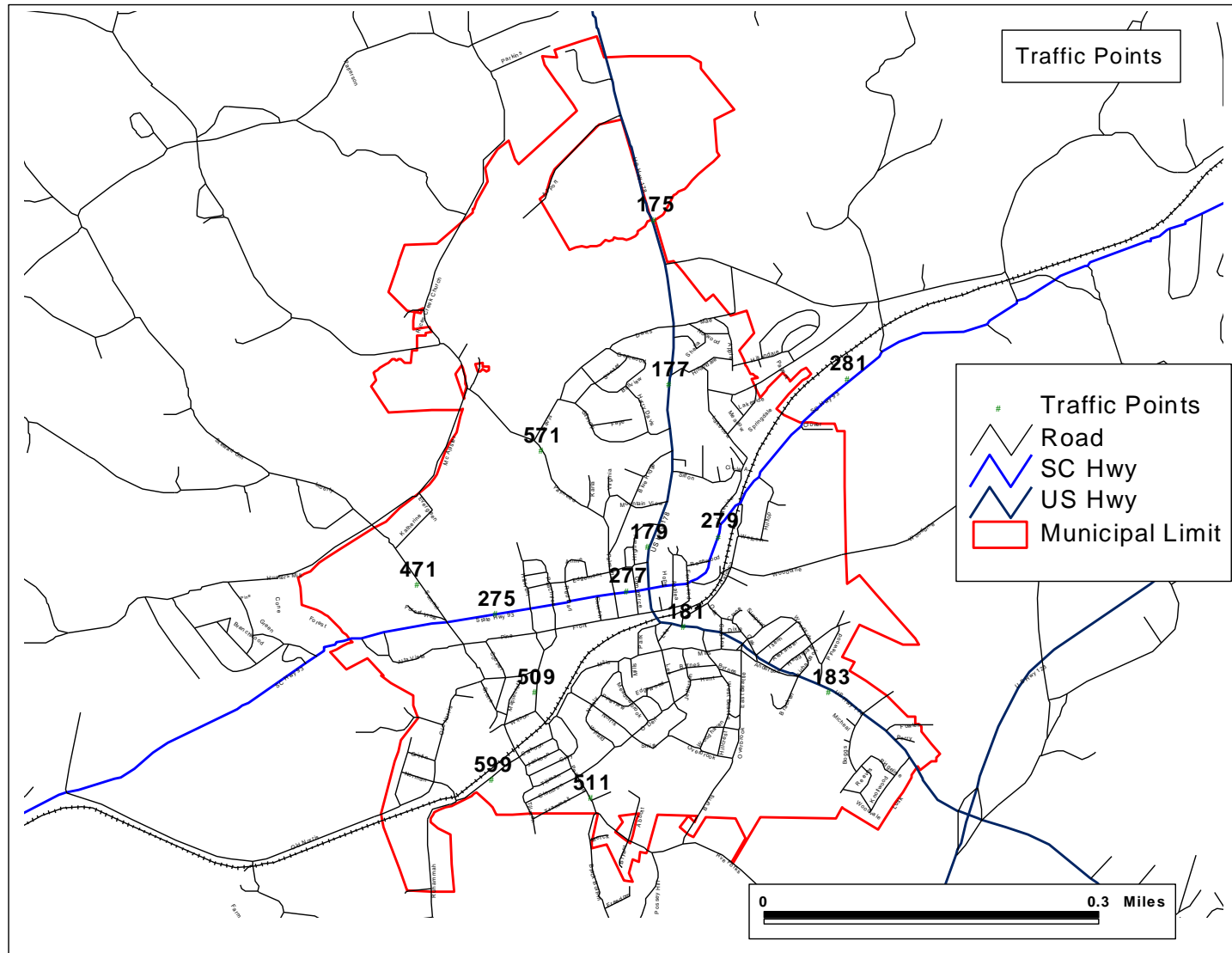
Water is provided to the municipalities within Pickens County by either public or private systems, including treatment service and facilities from Easley Combined Utilities, the City of Pickens and the Easley Central Water District and retail service from the cities of Liberty and Clemson, Clemson University, Southside Water, Six Mile Water, Bethlehem-Roanoke Water, East Clemson Water, Dacusville-Cedar Rock Water and Twelve Mile Water Districts and the Town of Central. Pickens County, Easley Combined Utilities and the cities of Pickens, Clemson and Pendleton provide sewer treatment services and facilities. Retail sewer service providers include the City of Liberty and the Town of Central.

Electricity

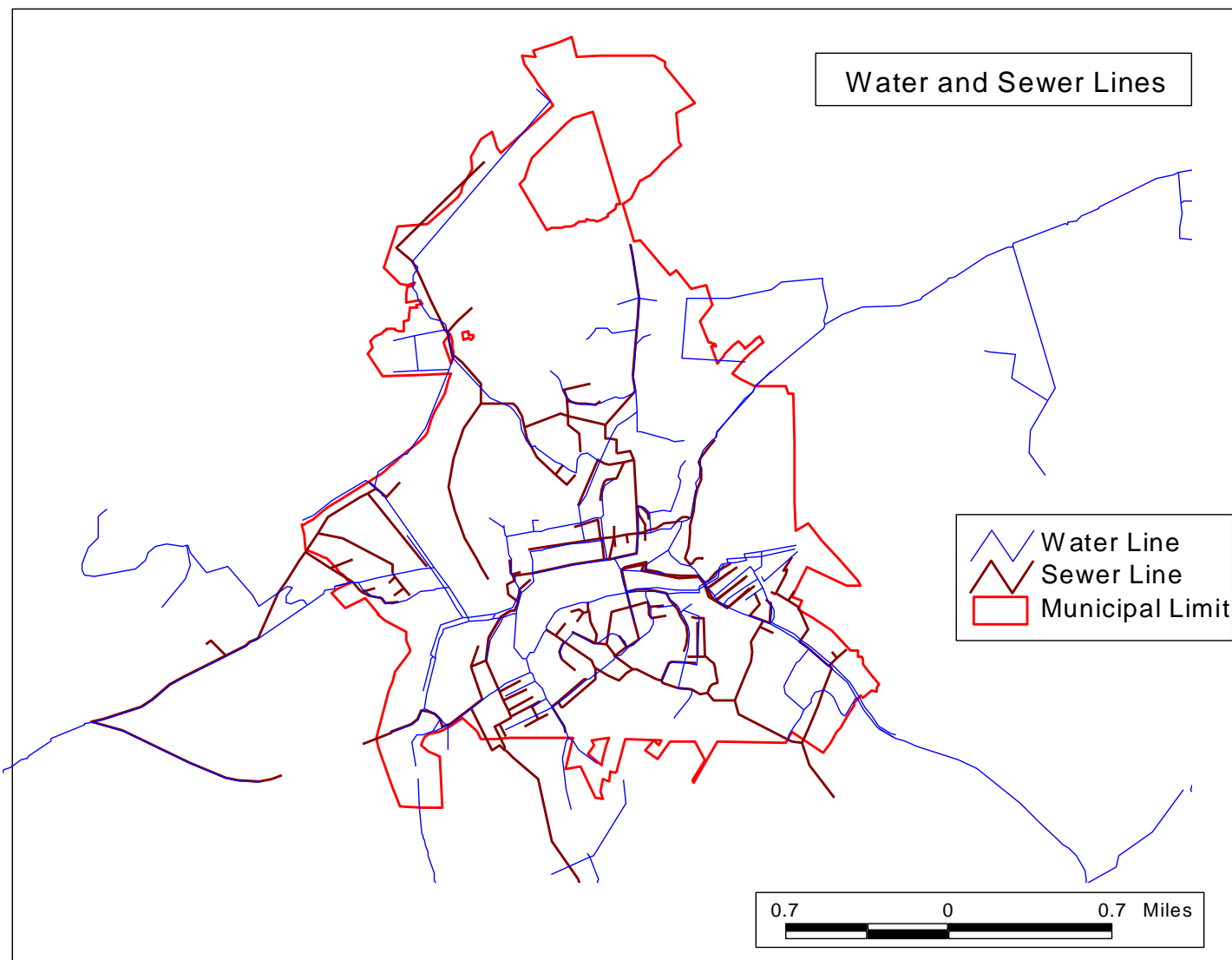
Duke Energy Corporation, Blue Ridge Electric Cooperative, and Easley Combined Utilities provide electric power.

Map 2: Transportation System

Map 3: Traffic Points



Map 4: Water and Sewer Lines



Natural Gas

Fort Hill Natural Gas Authority provides natural gas for Liberty.

Telephone

BellSouth and Excell Telephone provide telephone service in the Liberty area.

Cable

Charter Communications and Northland Cable Television provide services for the area.

Solid Waste

The City collects and disposes waste at a county landfill. Pickens County operates a recycling program and administers collection of recyclables in Liberty.

Public Safety

Overall, crime rates for Pickens County decreased during the 1998-1999 period. Murder and rape crimes decreased 20% and 17% respectively during this period. Aggravated assault and robbery were the only two categories to experience an increase. This information is in Table 5.02.

**TABLE 5.02:
CRIME RATES FOR PICKENS COUNTY, 1998 & 1999**

Crime	1998 Crime Rate (per 10,000 population)	1999 Crime Rate (Per 10,000 Population)	% Change 1998-1999
Murder	0.5	0.4	-20%
Rape	3.5	2.9	-17%
Robbery	3.8	4.0	5%
Aggravated Assault	23.2	27.3	18%
Breaking or Entering	57.6	53.1	-8%
Larceny	192.3	184.7	-4%
Motor Vehicle Theft	14.9	13.9	-7%
Index Total	295.8	286.3	-3%

Source: Pickens County Profile, 2001-2002

The Pickens County Sheriff Office and the South Carolina Highway Patrol provide police protection throughout the county and the City of Liberty Police Department provides police protection within the city. The City of Liberty Fire Department is a full service fire department that protects the City of Liberty.

Pickens County Emergency Medical Services is a county operated agency that provides pre-hospital emergency care and transportation for the ill and injured, as well as non-emergency convalescent transportation to and from medical facilities. EMS units operate around the clock, seven days a week, and are fully equipped to provide advanced life support care.

The Pickens County Emergency Preparedness Agency, also operated by the county, provides emergency response plans to cope with any natural or man-made disaster. The agency maintains four volunteer rescue squads strategically located within the county. Each unit has Jaws of Life equipment for rescue from vehicles and also has personnel trained in scuba diving, rappelling, and search and rescue.

Health and Medical Services

Within Pickens County, a variety of healthcare professionals provide a wide array of medical services (Table 5.03).

**TABLE 5.03:
PICKENS COUNTY HEALTHCARE PROFESSIONALS, 1999**

Health Care Professional	Total
Physicians	139
Registered Nurses	411
Licensed Practical Nurses	142
Physical Therapists	36
Physical Therapist Assistants	40
Occupational Therapists	12
Respiratory Care Practitioners	24
Dentists	36
Dental Hygienists	43
Dental Technicians	1
Pharmacists	83
Social Workers	15
Optometrists	7
Psychologists	12

Source: 2001-2002 Pickens County Profile

AnMed Clemson Family Practice Center

Located in downtown Clemson, the AnMed Clemson Family Practice Center is a hospital-owned physician's practice that provides primary care services to residents of the Clemson area.

Cannon Memorial Hospital, Pickens

Cannon Memorial Hospital (CMH) offers a full range of state-of-the-art medical technology, equipment, and services. All patient rooms at the modern care facility are private with private baths. Medical care encompasses traditional bedside care, as well as modern outpatient oriented health care, with a wide range of outpatient diagnostic and treatment procedures and surgery. Hospital grounds include a mile long community fitness trail and tree filled courtyards for visitors and patients to enjoy.

- Surgical care includes the latest in laparoscopic techniques, as well as standard procedures. The hospital's medical staff includes surgical specialists, general surgeons, urologists, gastroenterologists, orthopedic surgeons, and otolaryngologists.
- Emergency care is available 24 hours a day, seven days a week.
- A fully equipped Critical Care Unit has both the personnel and advanced technology to treat conditions from cardiac emergencies to serious accidents.

- The hospital's full service laboratory offers a complete range of inpatient and outpatient diagnostic testing and analysis. Respiratory care, pulmonary function studies, stress testing, holter monitoring, sleep studies, and various other procedures, treatments, and services are available through the hospital's Respiratory Care Services.
- CMH's Radiology Department features state of the art diagnostic tools such as routine diagnostic radiographs and fluoroscopic examinations, as well as magnetic resonance imaging (MRI), computerized tomography (CAT scan), ultrasound testing, nuclear medical capabilities, and a high-tech mammography unit accredited by the American College of Radiology.
- A Physical Therapy Department assists individuals recovering from surgery, stroke, accident, or other disabilities.
- A Restorative Care Program places emphasis on rehabilitation and education to meet the needs of patients who no longer meet the continued-stay criteria for acute care but may be too ill to return home.
- CMH's Wellness Department promotes healthier lifestyles through educational programs offered to the general public, industry, civic groups, community organizations, and church groups. Classes and programs are offered at the hospital, on-site, and at convenient locations in the community. The Wellness Department also offers aerobic classes, weight management programs, and personal training services.

Source: Cannon Memorial Hospital

Palmetto Baptist Medical Center, Easley

Palmetto Baptist Medical Center-Easley, a 109-bed facility located in Pickens County, is part of Palmetto Health, the state's largest provider of healthcare services and includes Palmetto Baptist Medical Center-Columbia and Palmetto Richland Memorial Hospital. Palmetto Baptist Medical Center-Easley employs more than 460 people and has a volunteer base of over 170. A 151-member medical staff represents 25 different medical specialties including cardiology, otolaryngology, surgery, ob-gyn, pediatrics, and orthopedics. A 15,000 square-foot emergency room staffs five full time emergency-trained physicians who see more than 26,000 patients each year, while an average of 420 surgeries each month take place in the recently renovated outpatient surgery center. The BirthPlace, once of the most modern LDRP birthing facilities in the Upstate, offers fourteen home-like suites for delivery of almost 700 babies a year. Palmetto Baptist offers the largest cardiac care program in Pickens County, complete with a new cardiac catheterization lab. The Palmetto Baptist Education Center offers free health education, classes and health screenings to the community, while Abundant Living provides health screening services and education to more than 60 member churches.

Source: Palmetto Baptist Medical Center

Clemson Health Center

A jointly owned service of Oconee Memorial Hospital and AAMC, the Clemson Health Center provides primary care and urgent care services to residents of the Clemson area.

Clemson Redfern Health Center

Redfern Health Center offers comprehensive preventive and basic health care services, primarily for Clemson University students. Four physicians, three nurse practitioners, and eleven registered nurses are available to provide continuous, quality medical care. Patients are encouraged to make appointments to be seen for illness and injuries as they occur throughout their stay at Clemson.

Although Redfern Health Center is not an emergency room or urgent care clinic, it offers acute and/or urgent care for minor illnesses and injuries via our nurse's clinic. In the nurse's clinic, a registered nurse sees the patient, assesses the problem, and takes appropriate action. If immediate physician intervention is needed, patients are referred to the CU Now provider.

The Health Center offers a variety of other services as well. Full service pharmacies staffed by licensed pharmacists fill prescriptions from Redfern as well as outside physicians. Registered technologists perform routine diagnostic procedures in the onsite Laboratory and X-ray clinic. Also provided are a Women's Clinic, an Allergy and Immunization Clinic, an Orthopedic Clinic, and a Massage Therapy Clinic.

Although the Health Center is geared primarily for Clemson University students, service is available to everyone. People without health insurance must provide payment at the time of service. The facility is open for service all week long. Appointments are recommended, but walk-ins will be served if possible.

Source: Clemson Redfern Health Center website

Physician Hospital Organization (PHO)

In an effort to continue to provide medical care locally to the residents of the county, Palmetto Baptist Medical Center and Cannon Memorial Hospital have formed a Physician Hospital Organization (PHO) between the two institutions and their physicians. Key to the development of a more efficient and effective care delivery system in the community will be the enhanced coordination and communication between providers in the PHO.

The partnership, Partners Medical Plan, Inc. operates under its own eight-member board of directors. While each hospital and the physicians involved will remain independent, the partnership will take steps to prepare for future health care reform, especially the coming age of managed care networks.

The development of the PHO will allow physicians and hospitals to work together to have the opportunity to control costs and make health care more affordable and more accessible.

Source: Pickens County Information Guide

Free Medical Clinics

Several free medical clinics are located throughout the Upstate region. These free clinics offer a variety of services to indigent area residents. The free medical clinic in Pickens County is open after 3:00 p.m. on Mondays. Free Medical Clinics are also located in Oconee County, Anderson County, and Spartanburg County. They all have different operating hours. Some of them, including the Pickens County Free Medical Clinic, provide transportation to and from the clinic for certain residents.

Good Samaritan Health and Wellness Center

The Good Samaritan Health and Wellness Center, located in Pickens County provides free, basic, individualized, compassionate, healthcare services to people in need. Healthcare professionals and other interested persons have an opportunity to volunteer to help provide medically and socially under served persons who live or work in Pickens County with free basic healthcare and related services, in an atmosphere of dignity and respect. The Center, which opened in 2001, has volunteer healthcare professionals that provide basic medical services at no charge, though contributions are welcome.

On the first visit every person who comes in is seen and served, then interviewed to determine eligibility for ongoing free care. Organizers emphasize that the Good Samaritan Center does ongoing care only to persons who, for financial reasons, cannot obtain healthcare services elsewhere. To be eligible, a person must show proof of Pickens County residence or employment, as well as proof of inability to pay for medical treatment and care. Screening guidelines based on income will be updated every year.

Help in obtaining insurance through Medicare, Medicaid, or Peach Care will be provided to eligible persons who do not know how to apply. Since the Center expects to offer basic healthcare services only, every effort will be made to help those persons in need of treatment of a special type secure that care elsewhere. Participating professionals are screened, licensed, and expected to maintain their continuing professional education.

Nursing Homes, Adult Care, and Assisted Living Facilities

Twelve nursing homes provide various levels of care for convalescents, the handicapped, and the aging throughout the county. Also, there are two retirement centers within Pickens County and ten more within the region that offer a variety of services.

Home Health Services and Hospices

The South Carolina Department of Health and Environmental Control (DHEC) provides in-home healthcare for adults and children of the state. Several privately managed in-home healthcare services provide 24-hour care. There are also five hospices available that provide services including nursing and therapy, symptom management and pain control, spiritual and emotional support for patient and family members, and bereavement services for adults and children.

Drug Abuse and Addiction Treatment

There are several drug and alcohol abuse and addiction treatment programs available within the greater Pickens County area. Charter Hospital of Greenville is an in-patient hospital in Greer that provides a check-in resident drug abuse program.

Appalachia II Public Health District

A County Health Department that provides a variety of services including, but not limited to, the following: Home health services; AIDS counseling and testing; birth and death certificates; shots, birth control methods, communicable and sexually transmitted disease clinics; well baby clinics; WIC food program; environmental health services (food, water, sewage, rabies); health education/dental information; counseling assistance; medical social work; health promotion, nutrition, and maternity services.

Education

Public Schools

The school district is composed of five attendance areas: Dacusville, Daniel, Easley, Liberty, and Pickens. This district is South Carolina's eighth largest, serving approximately 15,000 students; The School District of Pickens County's boundaries coincide with the boundaries of Pickens County. The district has four high schools, five middle schools, fifteen elementary schools, one career center, and several special programs.

All public schools in Pickens County are fully accredited by the South Carolina Department of Education and Southern Association of Colleges and Schools. Full accreditation assures that the district has met the minimum standards for class size, qualifications of teachers, school facilities, instructional materials, and curriculum.

School aged children in the City attend Liberty Elementary, Liberty Middle School, and Liberty High School. High School students can simultaneously attend the Pickens Technology Center to acquire a vocational education. Table 5.04 lists the various public education facilities, along with the grades the municipalities they are located in and the number of students enrolled, during the 1999-00 school year.

TABLE 5.04:
PUBLIC EDUCATION FACILITIES PICKENS COUNTY SCHOOL DISTRICT, 1999-2000

Name	Municipality	Enrollment
Elementary Schools		
A R Lewis Elementary	Pickens	257
Ambler Elementary	Pickens	273
Central Elementary	Central	411
Crosswell Elementary	Easley	486
Dacusville Elementary	Easley	641
East End Elementary	Easley	502
Forest Acres Elementary	Easley	679
Hagood Elementary	Pickens	421
Holly Springs Elementary	Pickens	219
Liberty Elementary	Liberty	840
McKissick Elementary	Easley	500
Morrison Elementary	Clemson/Central	543
Pickens Elementary	Pickens	560
Six Mile Elementary	Six Mile	552
West End Elementary	Easley	660
	Total Enrollment	4,353
Middle Schools		
Dacusville Middle	Easley	352
Liberty Middle	Liberty	664
Pickens Middle	Pickens	799
R C Edwards Middle	Clemson/Central	784
Richard H Gettys Middle	Easley	1287
	Total Enrollment	2,374
High Schools		
D W Daniel High	Central	914
Easley High	Easley	1463
Liberty High	Liberty	566
Pickens High	Pickens	1243
	Total Enrollment	2,371
	All Schools	15,610

Source:

Pickens County Profile, 2001-2002

Private Schools

There are five private schools available in Pickens County for students to attend.

Higher Education

Clemson University

With a student body of approximately 17,500, Clemson is one of the nation's leading centers for research and development. The University is located on 1,400 acres in southern Pickens County, along the shores of Lake Hartwell. *U. S. News and World Report* recently ranked Clemson the leading national university in South Carolina and 39th among the nation's top public universities. Clemson University was also named *TIME* Magazine's 2001 "Public College of the Year" on the strength of its Communication-Across-the-Curriculum program. Students may choose degree programs offered through the University's five colleges: Agriculture, Forestry, and Life Sciences; Architecture, Arts, and Humanities; Business and Public Affairs; Engineering and Science; and Health, Education and Human Development. Programs leading to baccalaureate and graduate degrees in over 70 fields of study are offered.

Tri-County Technical College

Tri-County Technical College, a member of the South Carolina Technical Comprehensive Education System, is a public two-year associate-degree awarding college. The College has an open admissions policy and annually enrolls approximately 4,500 to 5,000 credit students. Associate degrees in vocational, technical, and occupational areas are offered, as well as credits for university transfer. Vocational, technical, and occupational diplomas and certificates are also offered. Other programs include: developmental education and courses preparing individuals to take the General Education Development Test; custom-designed continuing education training programs for business and industry and facilities for the Special Schools program to train employees for new and expanding manufacturing companies; lifelong learning programs; and student development programs.

Southern Wesleyan University

Located in Central, South Carolina, the university is a half-way point between Charlotte, North Carolina, and Atlanta, Georgia. It is thirty minutes from the foothills of the Blue Ridge Mountains and ten minutes from Clemson University, with whom it shares some cooperative programs. Southern Wesleyan welcomes persons with a wide variety of backgrounds and abilities. Younger and older, undergraduate and graduate, residential and commuting, and traditional and non-traditional students work and interact with a faculty guided by a Christian understanding of the liberal arts. Building on this tradition, Southern Wesleyan prepares students for graduate study and leadership in such fields as religion, education, music, business, medicine, law, and a variety of civic and social service professions. Graduate programs are offered in fields in which the university has demonstrated particular strengths. Although the university serves the Southeast, the student population is a wholesome blending of cultural, ethnic and regional diversity drawn from the entire United States and the international community.

Special Programs

Adult Education/Lifelong Learning

This program offers individuals a chance to improve their education through a variety of adult education programs. Some of the programs offered include Basic Education, General Education Development (GED), English as a Second Language, and a variety of computer classes. Through the use of technology and one-on-one paced instruction, individuals are granted an opportunity to be more productive and to compete more effectively in the job market.

B.J. Skelton Career Center

The career center offers a variety of services to help match up employees with employers. From guidance for job searching and interviewing skills to help with job placement, the center helps to place people into jobs.

Pickens Parent Education Program

The Pickens Parent Education Program provides adult education through a lifelong learning program. This program, which works with volunteer parents of students in the Pickens County School System, works to help parents so they will be able to help their children learn. Services provided by this program include:

- Adult Education Classes with Supporting Child Care, Transportation, and Lunch Program
- Parent Education Home Visits
- Parent Education Workshops
- Developmental Screening for Preschool Children
- Newsletter for Parents of Preschool Children

Rebound Alternative School

The purpose of the Rebound Alternative School is to provide a highly structured learning environment that fosters social, personal, and academic development for students in grades 5-8. The goal of the Rebound program is to prepare students to return to their home schools with a higher propensity for success.

Principals in middle and elementary schools in Pickens County make referrals to this program. Students with offences including numerous suspensions, excessive absences, disruptive behavior, pending expulsion, and or are currently in the juvenile justice system and need to maintain or enhance their educational status before being re-integrated into the traditional school setting are targeted for this program.

CADDY Initiative

The CADDY (Collaborative Against Drinking and Driving Among Youth) Program was designed to provide leadership and technical assistance to all middle and high school students, educators, and school resource officers in addressing impaired driving issues.

Public Library System

Pickens County Public Library

The Pickens County Library System was established in April of 1935. It was a small rural library system at that time. Today, we have grown to be a large system serving a population of 100,000 and still growing. The Pickens County Library System consists of a Headquarters Library located in Easley, a new Central Clemson Regional Branch located in Central, and two smaller branches, the Sarlin Community Branch in Liberty and the Village Branch in Pickens. Each location has books, magazines, videos, audiotapes, fiction and non-fiction material, and research computers for public use. The following special services are provided:

- Each location has an experienced reference librarian to help patrons with their questions. The Easley Headquarters Library has full research service, including backup research for the branches, and telephone or online reference assistance.
- DISCUS, the statewide online magazine research, is available in every branch
- The full-service children's department provides story programs at all of our locations. Any child in Pickens County can dial into the children's story line and listen to a story 24 hours a day. The children's collection is continually updated with classic and new children's books.
- Calendar of Events for Pickens County is updated weekly and published online.
- A Training Lab was obtained through a grant from the Gates Foundation. Computer Classes are offered every week on computer basics, beginning Internet, E-Mail, and Word basics. Computers are available at every location for word processing, printmaking, or On-line use.
- Historical and Genealogy Collections are located at the headquarters library. This area includes local newspapers (since they started publishing), and the U.S. Census records for Pickens County
- The Homebound Program is a special service for Pickens County residents. Volunteers deliver selected books or tapes to patrons who have signed up for this service.

Several branch construction projects of the library system have just recently been completed. In 1992, a totally renovated building was opened as the Village Branch in Pickens. This branch was expanded from 2,500 to 8,200 square feet. It is now open for 43 hours per week, with plans for expanding hours of operation. In December 1996, a brand new facility was opened in Liberty. The Sarlin Community Branch grew from 2,000 to 6,300 square feet. In April 1997, the Central Clemson Regional Branch, a 12,000-square-foot facility, was opened. Located in the town of Central, it is open 67 hours per week. A new facility for the Easley Headquarters Library is now in the planning stage. The current facility is open 67 hours per week and is the research facility for all of Pickens County.

Source: Pickens County Library System

Clemson University Libraries

The campus libraries contain a myriad of books, journals, and periodicals. Numerous specialized indexes and reference sources are readily available for use. Online databases provide electronic access to full-text journals, magazines, and newspaper articles, as well as reference materials. Computers are available to access the Internet. Stations are also available to use scanners and a number of technical software programs.

The libraries on Clemson's campus provide borrowing privileges to residents of South Carolina who are 16 years or older. With a courtesy borrowing library card that can be purchased at a circulation desk, a community member is allowed to borrow up to four books for up to two weeks. The books may be returned in person, in a campus drop box, or by mail. Borrowed items may be renewed at either library. Courtesy borrowing cards that provide expanded library privileges are available as well. Both libraries are open and available to the public throughout most of the day and evening. However, the hours for the libraries change on holidays and school breaks.

Source: Clemson University Library

Southern Wesleyan University Library

The library at Southern Wesleyan University is a full service library that offers services to members of the community on a limited basis. Some of the services the library provides include borrowing books, journals, hardcopy indexes, online indexes, and access to collections from other libraries through the interlibrary loan system. Audiovisual equipment and group study/reading rooms are available for use as well.

Borrowing privileges are available to students, faculty, staff, their immediate families, University alumni, and local area ministers. Other community residents may borrow materials upon payment of an annual fee (\$10.00).

Students from other colleges and universities may have limited borrowing privileges upon presentation of a SCLDF/SCICU Library Borrowing Card. All patrons must show identification (student ID card, driver's license, etc.) to check out materials. Most patrons may check out circulating books for one month. If not on hold for another patron, books may be renewed one time. They are also subject to recall if needed once they have been renewed. Reference materials, special collections, and periodicals do not circulate.

Source: Southern Wesleyan University Library

Tri-County Technical College Library

Although the primary mission of the Tri-County Technical College Library is to promote and support the development of the College, residents, age 16 and older, of Anderson, Oconee, or Pickens Counties are also eligible to use the facility.

The Library contains more than 35,000 books, 280 magazines, 15 newspapers, and many audiovisual materials. Numerous specialized indexes and reference sources are readily available for use. A variety of online databases provide electronic access to full-text journals, magazines and newspaper articles, as well as reference materials. World Wide Web workstations are provided for course-related research. Qualified library staff members provide reference assistance to patrons. Information literacy workshops, offered throughout the day, provide users with the skills to improve the way they do research and use the

library. Library patrons who obtain a library card may borrow most circulating materials for a period of two weeks. Checked-out items may be renewed by phone prior to their due date.

The Library maintains both day and evening hours to ensure that its services are widely available to members of the college community. Reference assistance is available during all operating hours. Hours vary during the semester breaks and holidays.

Source: Tri-County Technical College Library

General Government Facilities

Liberty owns and maintains several buildings in the city including City Hall, a fire station, public works building, and an EMS facility. The City has discussed making several improvements to the building in the downtown area of Liberty.

Recreation

Pickens County provides a variety of recreational opportunities including hiking, camping, fishing, nature watching, bicycling, boating, hunting, horseback riding, golf, tennis, and watching athletic competitions. Liberty itself has city-run parks and there is a little league baseball organization and lighted baseball fields.

Cherokee Foothills Scenic Highway (S.C. 11)

Beginning at Interstate 85 near Fair Play, the highway extends in a crescent 130 miles through Oconee and Pickens County, and meets I-85 again near the North Carolina border. This road offers spectacular views of the lakes and foothills along with plentiful historical and recreational attractions.

Foothills Trail

Beginning at Jones Gap State Park, the trail winds 85 miles to Oconee State Park over some of the most beautiful terrain in South Carolina.

Golf Courses

Five golf courses are found within Pickens County. Some of these courses strive to provide the golfer with a challenging course and beautiful scenery.

Heritage Preserves

The Heritage Preserve Trust Program works to preserve endangered plant and animal species and areas of historical, cultural, and archeological significance. In Pickens County, Heritage Preserves are located at Eastotae Creek, Glassy Mountain, and Lake Laurel.

Hunting and Fishing

The Upcountry is a mecca for hunting and fishing enthusiasts because of the many outstanding streams and rivers in the region and the large populations of game, both small and large. The South Carolina Department of Natural Resources should be contacted for information on South Carolina hunting and fishing rules, regulations, and license fees.

Issaqueena Falls

Issaqueena Falls is a beautiful cascade falling 200 feet, believed to have been named for an Indian maiden who warned white settlers of impending attack. According to legend, Issaqueena hid under the falls from the angry Indians. It adjoins Stumphouse Tunnel and Recreation Area.

Keowee-Toxaway State Park

This mountain park offers opportunities for a cabin stay, camping in a campground or trailside, hiking, picnicking, or fishing in nearby Lake Keowee. This 1,000-acre park features outstanding rock outcroppings and views of the Foothills and Blue Ridge Mountains.

Lake Hartwell

One of the Southeast's largest and most popular recreation lakes, Lake Hartwell's nearly 56,000 acres of water provide many recreational opportunities. These are numerous natural sand beaches along the 962 mile shoreline in addition to campgrounds, recreation areas, and boat access areas. Hartwell borders Georgia and South Carolina on the Savannah, Tugaloo, and Seneca Rivers.

Lake Jocassee

This lake has 7,500 acres of deep water and 75 miles of shoreline. Names "Place of the Lost One" because of the legend of the Indian maiden, who was said to have drowned herself in grief over the murder of her lover. Mountains and waterfalls surround this popular recreation area.

Lake Keowee

Lake Keowee covers Keowee Town, site of the capital of the Lower Cherokee Nation. Keowee, meaning "Place of the Mulberries", was visited by Spanish explorer Hernando DeSoto when he came through the area in 1540. With 18,500 acres of water and a 300 mile shoreline, the Lake Keowee area is a popular place for boating, fishing, water-skiing, swimming, camping, and picnicking.

Littlejohn Coliseum, Clemson

Clemson University's Littlejohn Coliseum is an 11,000 seat sports arena that features collegiate basketball games and many more special events.

Mile Creek Park

Developed on an island ridge in Lake Keowee, Mile Creek County Park offers three boat ramps, and 69 lakeside campsites, all with water and electricity available. The camping area is open from March through October. The boat landing area is open year-round.

Raven Rock Hiking Trail

The trail is located in Keowee-Toxaway State Park along with an interpretive center and four outdoor buildings that depict the customs and lifestyle of the Cherokee Indians. Facilities include trailside camping, tent sites, recreational vehicle sites, comfort station, picnic shelters, and cabins.

Sassafras Mountain

Located 15 miles north of Pickens off US 178 on S-39-199, it is the highest point in South Carolina at 3,548 feet. When the U.S. Forestry Service Lookout Tower is manned, visitors are welcome to climb up and look at the view.

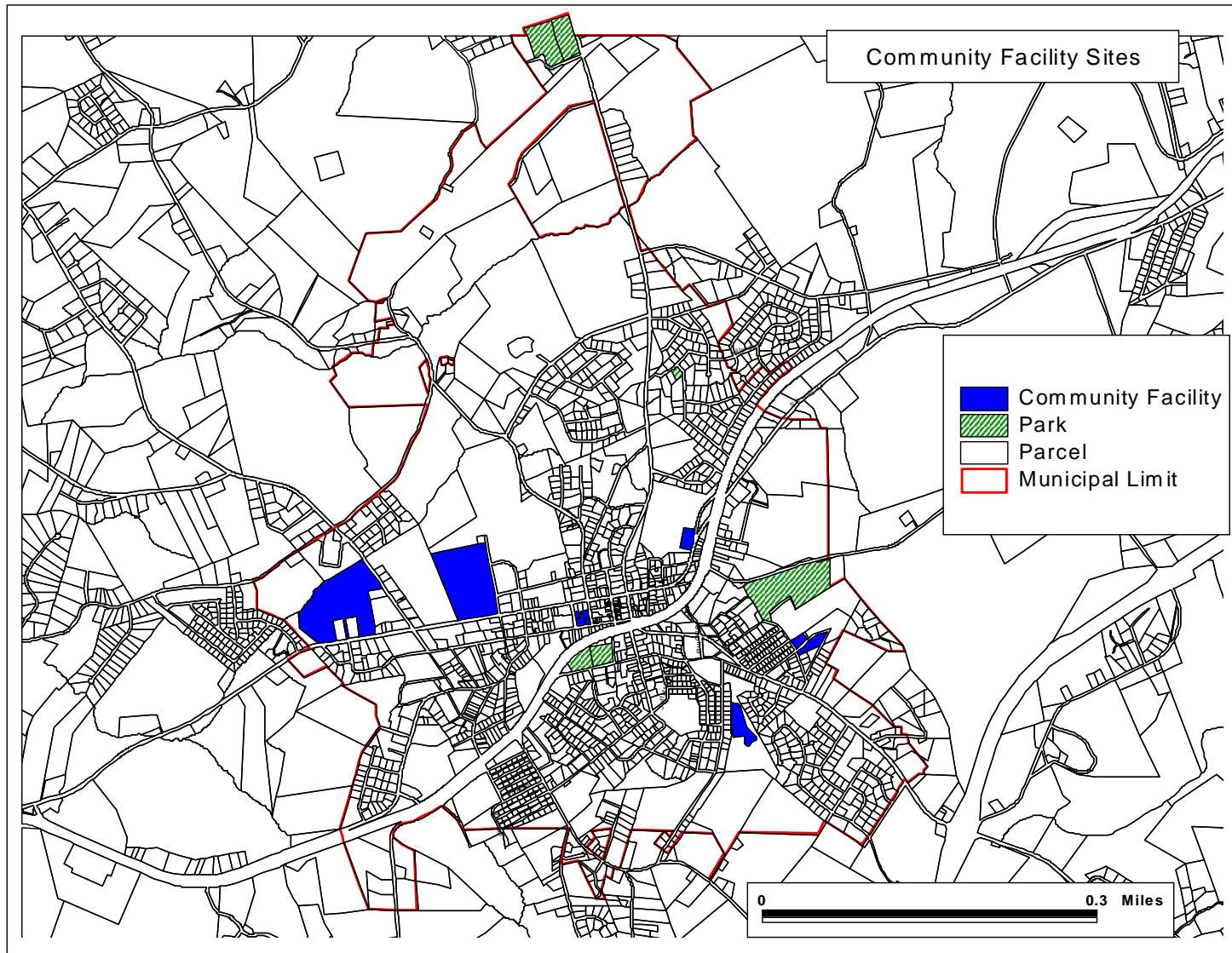
Savannah River Scenic Highway

This route stretches more than 100 miles from the intersection of S.C. 24 and S.C. 11 in Oconee County to S.C. 28 at the State's border in McCormick County. The Scenic Route passes through four counties and winds along three major lakes. The scenery is beautiful, especially in the spring and fall, and historic and recreation attractions abound in the area.

Table Rock Mountain

This 3,083-acre state park encompasses challenging hiking trails, two park lakes, a campground, rustic mountain cabins, a restaurant, meeting facilities and many other quality outdoor activities. Built in the 1930s by the Civilian Conservation Corps (CCC), the park still features many of the quality architecture and stonework of the CCC. The park is listed on the National Register of Historic Places and is a South Carolina Heritage Trust Site.

Map 5: Community Facilities



STATEMENT OF NEEDS AND GOALS

Issues

Issue #1 Recreational Activities

Many residents of the city are forced to go to Greenville, Spartanburg and Clemson for recreational and cultural activities that are not available in Liberty. The City would like to encourage the development of additional cultural and recreational opportunities in Liberty.

Issue #2 Downtown Redevelopment

The downtown is the economic and social center of the community. The City sees the continued improvement of this part of the community as a benefit to the entire city, both commercially and for the continued improvement of the community's quality of life.

Issue #3 Transportation

Pedestrian and vehicular traffic are important considerations for the community. Parking, pedestrian traffic and vehicular transportation are all development issues facing downtown Liberty.

Issue #4 Sewer Service

Sewer service is essential to the future economic growth of the community. The present system is capable of handling moderate growth. However should the city increase in a capacity that exceeds currently level of residential, commercial or economic growth, considerations should be made to increase the capacity of existing facilities or plan the construction of new facilities.

Issue #5 Government Facilities

The city has several facilities including the City Hall, Police Department, Fire Department, and EMS. Several of these facilities are in need of expansion or improvement.

Issue #6 Education

Education is a key to attracting jobs and people to an area. Liberty has had problems with keeping its educated workers in the community and attracting others to the city.

Goals

1. Improve the number of cultural and recreational opportunities available to city residents.
2. Improve the aesthetic quality of the downtown area.
3. Protect historic properties in the downtown area.
4. Improve the infrastructure in the downtown area.

-
5. Improve pedestrian and vehicular transportation access throughout the community.
 6. Improve parking in the city.
 7. Improve the city's existing sewer infrastructure to maintain service and accommodate growth.
 8. Improve the condition of the City Hall.
 9. Provide more space for the police and fire departments.
 10. Provide adequate parking at municipal facilities.
 11. Improve the educational level of area residents.
 12. Attract educated people to the city.

Implementation Strategies

- A. Upgrade existing pump stations.
 - B. Extend sewer lines to provide sewer service outside of the existing city limits.
 - C. Expand the use of the Municipal areas to include family events.
 - D. Work to provide other recreational opportunities such as a bowling alley or movie theater.
 - E. Continue making downtown improvements.
 - F. Inventory historic properties in the downtown area and City.
 - G. Create standards to protect historic properties.
 - H. Move utilities underground.
 - I. Provide more parking in the downtown area for shoppers.
 - J. Provide additional parking near recreational facilities, especially the City Park.
 - K. Improve the condition of existing sidewalks and build new ones, especially near schools and recreation facilities.
 - L. Provide pedestrian walkways in the downtown area.
 - M. Continue with streetscape and road improvements in the downtown area.
 - N. Establish a program to systematically maintain and upgrade existing sewer lines.
 - O. Begin planning for the future expansion of the City's WWTF.
-

- P. Provide complete sewer service throughout the incorporated area.
- Q. Establish a program to systematically maintain and upgrade existing water lines.
- R. Renovate or relocate City Hall.
- S. Work toward the development of a new public safety station to provide space for the police and fire departments.
- T. Explore areas that could serve the peak parking demand at municipal facilities.
- U. Work to attract a branch campus of Tri-County Technical College.
- V. Work with area schools to provide continuing education programs for adults.
- W. Work with local Realtors and others to promote the advantages of living in Liberty.

PART VI – HOUSING

The housing element looks at the number, age, condition and types of housing units in the city. Housing growth is a factor of population growth and has effects on land use patterns, infrastructure, city services, natural resources and cultural resources.

EXISTING CONDITIONS

The City of Liberty has experienced a slow growth rate of 3.5 percent between the years 1990 and 2000, while Pickens County and several Upstate municipalities have experienced rapid growth rates over the same period. The fastest growing communities in the region The Cities of Greer and Mauldin at 49.7 and 41.7 percent respectively, followed by Simpsonville at 25.4 and Easley at 24.8 percent. The City of Liberty has experienced a slower growth rate than most other area municipalities and a much lower growth rate than that both Pickens County at 28.3 and the state at 23.1 percent. The trend indicate from Table 6.01 is that the older and larger cities have experienced slow or no growth over the past ten years, while the newer cities such Greer, maudlin, and Simpsonville have experienced the most rapid growth over that time period.

TABLE 6.01
TOTAL HOUSING UNITS, 1990-2000

Area	1990	2000	Change
Anderson	11,750	12,056	2.6
Clemson	4,874	5,659	16.1
Easley	6,356	8,078	27.1
Liberty	1,357	1,413	4.1
Gaffney	5,453	5,886	7.9
Greenville	26,443	27,367	3.5
Greer	4,507	6,834	51.6
Mauldin	4,588	6,578	43.4
Simpsonville	4,494	5,700	26.8
Spartanburg	17,950	17,712	-1.3
Pickens County	35,866	46,000	28.3
State	1,424,155	1,753,670	23.1

Source: US Bureau of the Census, 2000 Census of the Population

The median home price in the City of Liberty in 2000 was \$70,800, well below the state and county averages. The average contract rent in Liberty was \$392, one of the lowest of the municipalities listed and approximately \$87 below the county and \$118 below the state averages.

TABLE 6.02
MEDIAN VALUE/RENT OF HOUSING, 2000

Area	Owner Occupied	Median Value	Renter Occupied	Median Rent
Anderson	5,492	84,100	5,017	454
Clemson	2,175	98,800	2,451	562
Easley	4,115	97,900	1,846	505
Liberty	1,275	70,800	138	392
Gaffney	3,124	71,000	1,906	380
Greenville	11,278	118,100	12,823	526
Greer	2,366	98,400	1,846	525
Mauldin	2,964	120,500	1,370	659
Simpsonville	2,887	104,700	1,330	652
Spartanburg	8,058	85,700	8,654	465
Pickens County	24,461	96,100	8,961	479
State	878,704	94,900	379,340	510

Source: US Bureau of the Census, 2000 Census of the Population

The housing stock of Liberty was overwhelmingly single-family in 2000. Approximately 80.3 percent of the housing stock was listed as single-family with another 11.0 percent as mobile homes. The remainder, 8.7 percent was some form of multi-family housing or listed as other. The county had 62.8 percent of its housing stock listed as single family with another 23.4 percent listed as mobile homes. Statewide the average was 63.8 percent single-family and 20.3 percent mobile homes.

TABLE 6.03
UNITS IN STRUCTURE, 2000

Area	1	2-4	5-9	10-19	20+	MH	Other
Anderson	8,495	1,649	1,003	159	565	174	11
Clemson	2,673	922	543	653	162	225	0
Easley	5,955	548	563	304	105	603	0
Liberty	1,134	71	29	0	24	155	0
Gaffney	4,271	748	321	212	161	173	0
Greenville	15,796	3,489	2,742	2,210	3,020	110	0
Greer	5,372	474	207	96	234	443	8
Mauldin	4,481	541	636	353	484	83	0
Simpsonville	4,174	308	298	225	366	331	0
Spartanburg	11,019	2,814	1,672	597	1,449	155	6
Pickens County	28,904	2,250	1,763	1,434	831	10,775	43
State	1,118,863	101,588	77,598	41,561	56,005	355,499	2,556

Source: US Bureau of the Census, 2000 Census of the Population

On average, the condition of housing in Liberty is slightly better than the housing stock in Pickens County and is considerably better, on average, than the overall housing stock in South Carolina. Just 0.3 percent of households in the City were lacking complete kitchen facilities and 0.3 percent were lacking complete plumbing facilities. Across the state just over 1 percent were lacking one or the other.

TABLE 6.04
HOUSING CONDITION, 2000
 (Percent of Occupied Housing Units)

Area	Lacking Complete Kitchen Facilities	Lacking Complete Plumbing Facilities	No Phone Available	No Vehicle Available
Anderson	1.8	0.5	11.5	18.7
Clemson	0.1	0.2	4.4	5.9
Easley	0.7	0.4	8.4	11.5
Liberty	0.3	0.3	14.6	7.0
Gaffney	0.9	0.7	13.5	20.1
Greenville	1.5	0.8	9.0	18.2
Greer	0.9	0.7	15.5	19.1
Mauldin	0.0	0.0	2.0	2.6
Simpsonville	0.8	0.4	2.8	3.9
Spartanburg	0.7	0.5	10.3	21.8
Pickens County	0.6	0.8	9.1	7.1
State	1.1	1.0	9.1	10.9

Source: US Bureau of the Census, 2000 Census of the Population

The city has a much older housing stock than both the county and state. The median year of housing construction was 1961 for the city while it was 1979 for the county and 1978 for the state. Mauldin and Simpsonville had the youngest median year of housing stock construction at 1983 and 1981, respectively while Greenville and Liberty had the oldest at 1961.

TABLE 6.05
YEAR STRUCTURE BUILT, 2000

Area	< 1939	1939-1995	1995-March 2000	Median
Anderson	1,490	9,763	803	1962
Clemson	161	4,429	588	1977
Easley	771	6,062	1,245	1974
Liberty	286	1,060	67	1961
Gaffney	720	5,057	109	1966
Greenville	3,687	21,954	1,726	1961
Greer	912	4,767	1,226	1968
Mauldin	40	4,908	1,630	1983
Simpsonville	203	4,668	829	1981
Spartanburg	2,194	15,049	469	1964
Pickens County	3,023	35,674	7,303	1979
State	107,139	1,376,976	269,555	1978

Source: US Bureau of the Census, 2000 Census of the Population

STATEMENT OF NEEDS AND GOALS

Issues

Issue 1: Safety

Housing is an essential need for all people. The condition of the Liberty housing stock needs to be improved to help retain existing residents and attract additional residents and businesses.

Issue 2: Subdivision Standards

Subdivision standards should encourage good neighborhood design including standards to improve amenities like recreation space, pedestrian and bike lanes, as well as encourage development that improves interactions between neighbors.

Issue 3: Housing Type and Availability

The supply, condition, and location of housing in the city are vital to the growth and development of the city and its residents.

Goals

1. Improve the condition and appearance of housing in the City of Liberty.
2. Make housing areas more conducive to bike and pedestrian traffic.
3. Encourage housing development that makes neighborhoods more interactive.
4. Provide a range of housing types to meet the housing needs of Liberty residents.
5. Establish a goal of 80% home ownership for Liberty residents by 2013.

Implementation Strategies

- A. Develop standards for mobile home lots & developments.
- B. Develop rental property standards & regulations to include landlord and renter responsibilities.
- C. Develop homeowner standards and regulations.
- D. The city shall continue to seek grant monies for renovation of homes and business and should consider tax abatements for up to two years for new property owners who renovate.
- E. Start cleanup/paint-up programs for neighborhoods. They should be neighborhood generated with city assistance. Hiring a full-time coordinator would assist the program.

- F. Encourage neighborhood development through standards that include sidewalks and bike paths throughout each neighborhood. The City can help by making advice and services available to neighborhoods at no cost.
- G. Encourage builders to utilize innovations in residential developments which allow people to interact, such as big front porches, shared green space for clusters of homes.
- H. New subdivisions must leave a contiguous undeveloped area equaling 10% of the property for recreational uses, or contribute funds to a city recreation impact fee.
- I. Zone areas of the city for a variety of housing types, to include apartments, single-family homes, mobile homes etc.
- J. Work with area lenders and others to implement programs to assist Liberty residents with the purchase of a home.

PART VIII – LAND USE

Existing Land Use

The City of Liberty currently covers approximately 2,408 acres of land. Approximately 1,700 acres, 71%, of this land is developed. The remainder is vacant or dedicated open space. Table 7.01 shows the current acreage for each category of land use.

**TABLE 7.01
EXISTING LAND USE**

Land Use	Parcels	Percent of Total Parcels	Acres	Percent of Total Acres
SF Residential	1223	71.48	1194.91	49.62
Duplex	9	0.53	9.43	0.39
Mobile Homes	48	2.81	31.95	1.33
MF Residential	1	0.06	5.62	0.23
Park	7	0.41	47.67	1.98
Institutional	30	1.75	134.51	5.59
School	4	0.23	72.45	3.01
Utility	2	0.12	5.42	0.23
Community Facilities	8	0.47	11.28	0.47
Church	10	0.58	18.50	0.77
Civic	1	0.06	6.05	0.25
Cemetery	5	0.29	20.80	0.86
Commercial	116	6.78	92.65	3.85
Industrial	14	0.82	181.72	7.55
Vacant/Undeveloped	263	15.37	709.85	29.47
Total	1711	100	2408.31	100

Source: Appalachian Council of Governments, 2003

Residential

Residential uses account for over 51.6% of the total land area in Liberty. Of this total, 96.2% is single-family housing, 1.2% is multifamily, and 2.6% is mobile homes.

Single-family housing is the predominant residential use in the city, comprising over 1194 acres, 49.6% of the total land area of the city. Houses are dispersed throughout the city with most of the new growth occurring in the northeastern portion of the city. The city has pursued a housing rehabilitation program that helps eligible property owners rehabilitate existing housing through a revolving loan program. The program also allows for the demolition of substandard housing throughout the city.

Multi-family uses consist of duplexes, apartments and townhouses. These comprise 15.1 acres or 1.2% of the total land area.

Mobile homes are located throughout the city but there are several clusters along the eastern edge of the city. Mobile homes make up 31.95 acres of 2.6% of the total land area of the city.

Commercial

Commercial uses in Liberty account for 92.65 acres or 3.85% of the total land area. Most of the commercial uses are located along the major corridors through the city including US 178 and SC 93. There are several shopping facilities along SC 93 along with a newly constructed Ingles grocery store and plaza and a Dollar General discount store.

Institutional

Institutional uses, including government offices, schools, hospitals, churches, utility, and other public buildings, make up 134.51 acres, 5.59% of the City's land area. The City has several schools within its boundaries, and a large number of churches, and other government facilities including the City Hall.

Industrial

There are a number of industrial sites located within the city limits. Industrial land accounts for 181.72 acres or 7.55% of the total land area. Industrial clusters are located on the north side near the airport, which parallel SC 93. There are several other small industrial sites scattered throughout the city as well.

Parks and Recreation

Recreational uses account for 47.67 acres or 1.98% of the total land area. The city maintains several parks and a recreation program. The parks are located in various parts of the city. The City has expressed the need for additional parks and recreational facilities. In addition accessibility to existing parks has been an issue that the city would like to address.

Undeveloped/Vacant

A number of parcels of land are classified as undeveloped/vacant land. These properties may be agricultural properties, platted but not yet built upon, utility easements etc. A total of 709.85 acres, 29.47% of the total land area, is classified as undeveloped, including several large parcels near US 178 and SC 93, the two main corridors running through the City.

Existing Zoning

In keeping with the existing land use, most of the city is zoned as single family residential. The city has six residential districts, with two districts each for single family, multifamily, and mobile homes. The Single-Family Residential Districts, (LR) or (MR) are intended for detached single-family dwellings and related support facilities. The Multifamily Residential Districts, (RM8) or (RM16), are intended for medium to high-density multifamily developments such as duplexes, townhouses and apartments. The Mobile Home Residential Districts (MH-5) or (MHP) are intended for the compatible combination of mobile homes in residential areas, of in the case of the MHP District, mobile home parks.

**TABLE 7.02
EXISTING ZONING**

Zone	Parcels	Percent of Total Parcels	Acres	Percent of Total Acres
LR	730	42.67	1,355.05	56.27
MR	652	38.11	479.42	19.91
RM-8	4	0.23	8.36	0.35
RM-16	5	0.29	18.24	0.76
MH-5	26	1.52	67.36	2.80
MHP	85	4.97	56.22	2.33
GC	63	3.68	130.63	5.42
CC	112	6.55	30.99	6.55
NC	9	0.53	7.97	0.33
BI	9	0.53	47.33	1.97
LI	15	0.88	203.27	8.44
PDD	1	0.06	3.47	0.14
Total	1,711	100.0	2,408.31	100.0

Source: Appalachian Council of Governments, 2002, Compiled from the City's Official Zoning Map

Liberty has three commercial zoning districts, Neighborhood Commercial (NC), Core Commercial (CC), and General Commercial (GC). Neighborhood Commercial is the lowest commercial use and is found scattered throughout the city, usually on single parcels. Core Commercial is the downtown business district and is found in the area of the SC 93/US 178 intersection, Front Street and Commerce Street. General Commercial is the highest commercial use and is found sparingly along the major corridors in the city including US 178, SC 93, Edgemont, Commerce and Front Streets.

The city has two Industrial Districts, Limited Industry (LI), and Basic Industry (BI). Most of the Limited Industry operations are located at the airport in the northern portion of the City, while majority of the Basic Industry operations are located in the southwestern portion of the City.

Lastly, the city also has a Planned Development District (PDD), which is not currently in use.

Future Land Use

Residential

As the existing land use map shows, single-family housing is the predominant residential land use and will remain so in the future. Within the city limits the stock of single-family housing will grow as existing subdivisions grow. The city should also look at establishing a policy to annex compatible areas surrounding the city. The city should also remain committed to its housing rehabilitation program to improve the existing housing stock.

Multi-family developments, duplexes and mobile homes are also found throughout the city. This type of development is important for the city to allow for a diversity of housing types to meet differing household needs and to allow for more affordable housing for local residents. The city supports the appropriate location of a variety of housing types to include single-family, multi-family, duplexes and mobile homes.

**TABLE 7.03
FUTURE LAND USE**

Land Use	Parcels	Percent of Total Parcels	Acres	Percent of Total Acres
SF Residential	1,504	73.8	1,921.7	51.3
MF Residential	137	6.7	133.5	3.6
Recreational	12	0.6	73.7	2.0
Institutional	29	1.4	139.5	3.7
Commercial	331	16.2	1,049.7	28.0
Industrial	25	1.2	429.3	11.5
Total	2038	100.0	3,747.3	100.0

Source: Information compiled by City of Liberty Planning Commission, April, 2003

Commercial

Commercial properties have been located along Liberty's major transportation arteries such as US 178 and SC 93. The amount of available commercial land for new business development has been very limited in recent years. Quality commercial areas need to be developed if the city is to continue to grow.

The Core Commercial district should remain relatively stable. The district is valuable as a pedestrian – based commercial, governmental and social gathering area and should be maintained as such. The Neighborhood Commercial district will continue to be a small parcel, dispersed district in various neighborhoods. This district may grow somewhat in the future but should still remain a small portion of the City's land area. The General Commercial district will continue to spread along the major arteries in the city. More land along US 178 and SC 93 will transition to commercial uses.

Institutional

Institutional uses are scattered throughout the city. There are no immediate expansion plans for any of the major governmental facilities. Some of the schools may undergo renovations, however these do not call for any physical expansion.

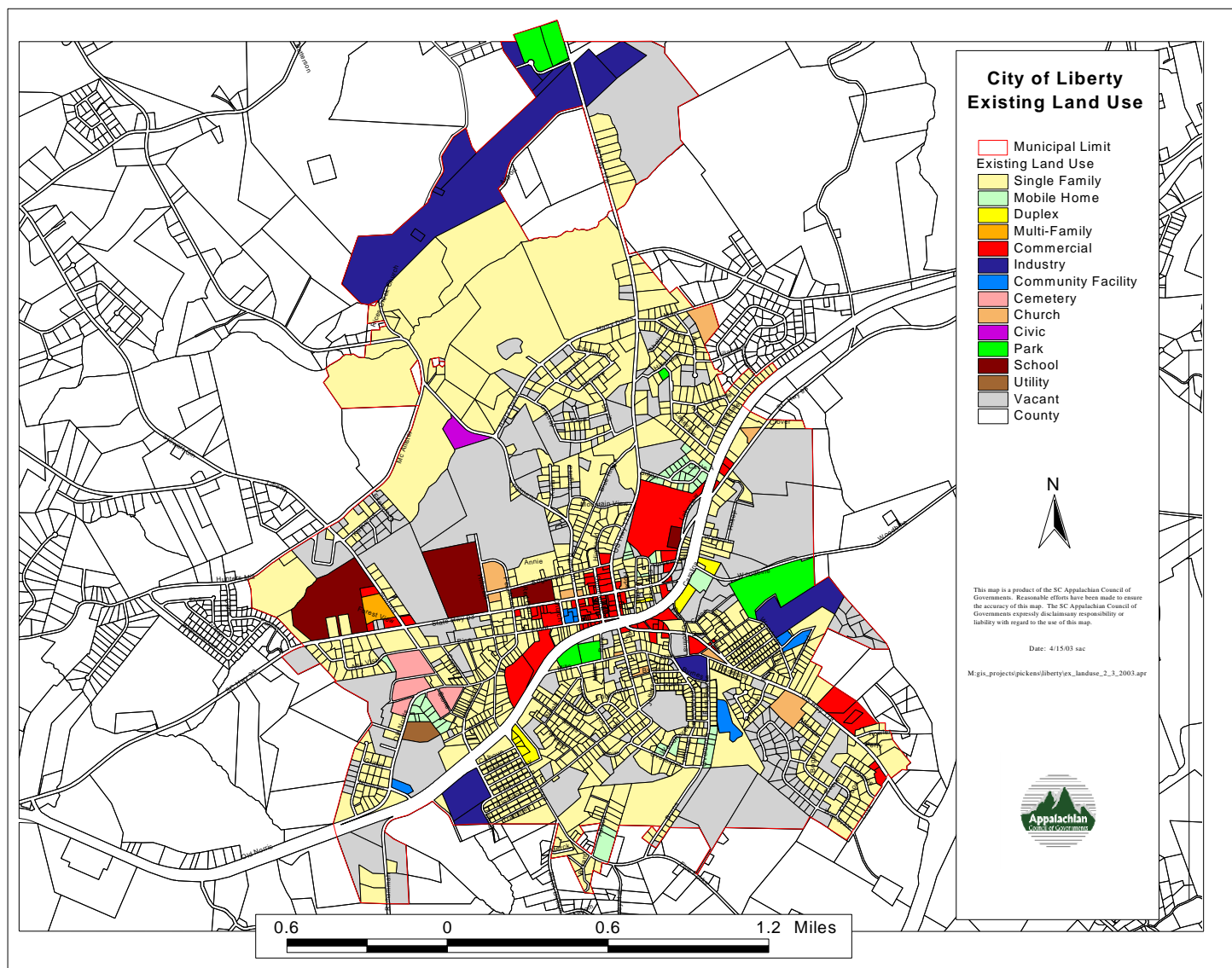
Industrial

The industrial parcels within the city limits are few in number and already occupied. Since industrial parcels generally require substantial tracts of land it is unlikely that any new industrial parcels will be created within the city limits. Most industrial development will take place outside the city limits. It is recommended that an annexation policy be developed that will address new properties for this use.

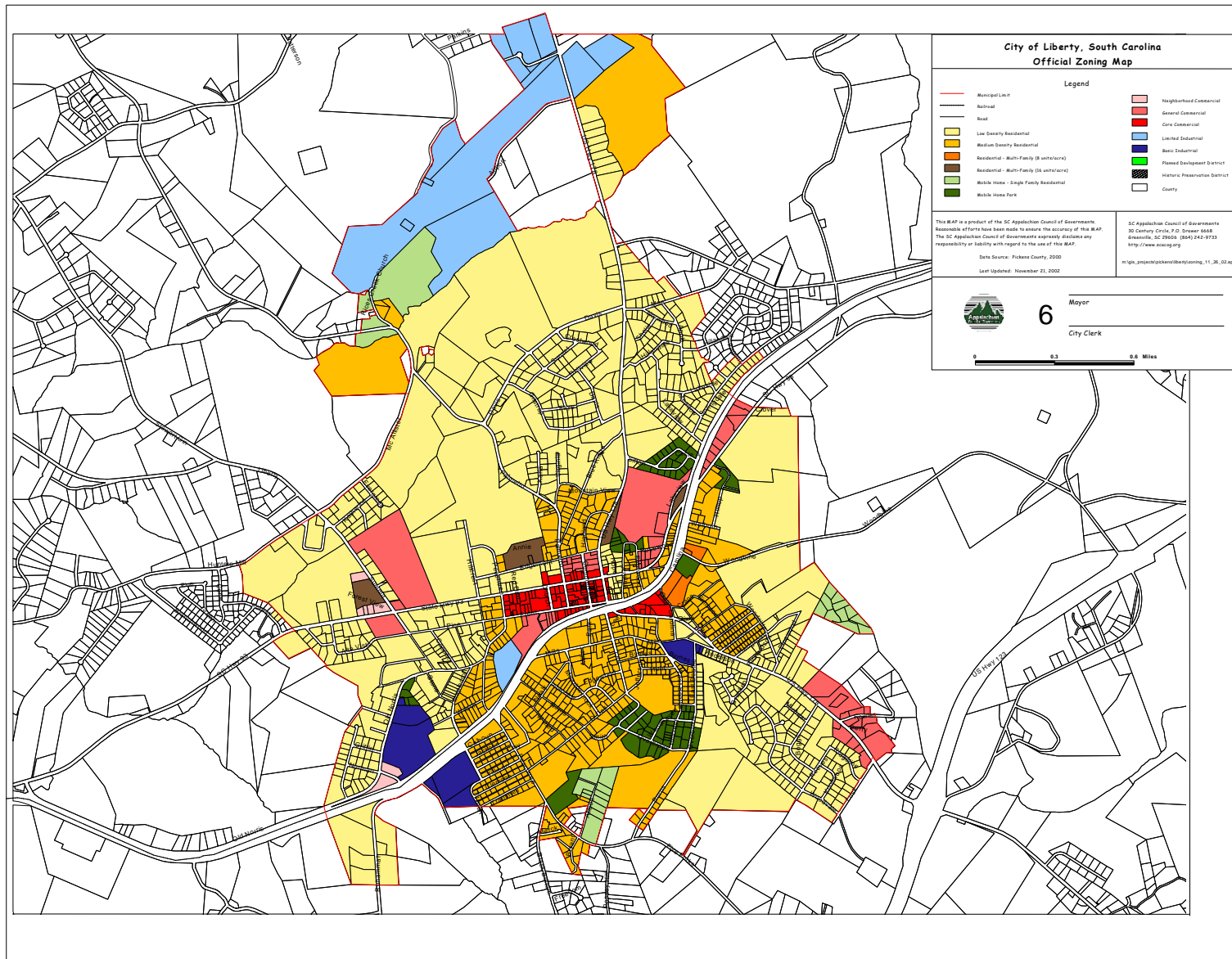
Parks and Recreation

The city has a few well-established parks. There is an overall shortage of parks and limited accessibility to parks within the City. Land has not been set aside at this time for the creation of any new parks in the area. Land should be set aside either through land set asides by developers or through impact fees on new residential development. The City has also discussed, but not adopted, a future land use map for areas outside the city limits (Map 12).

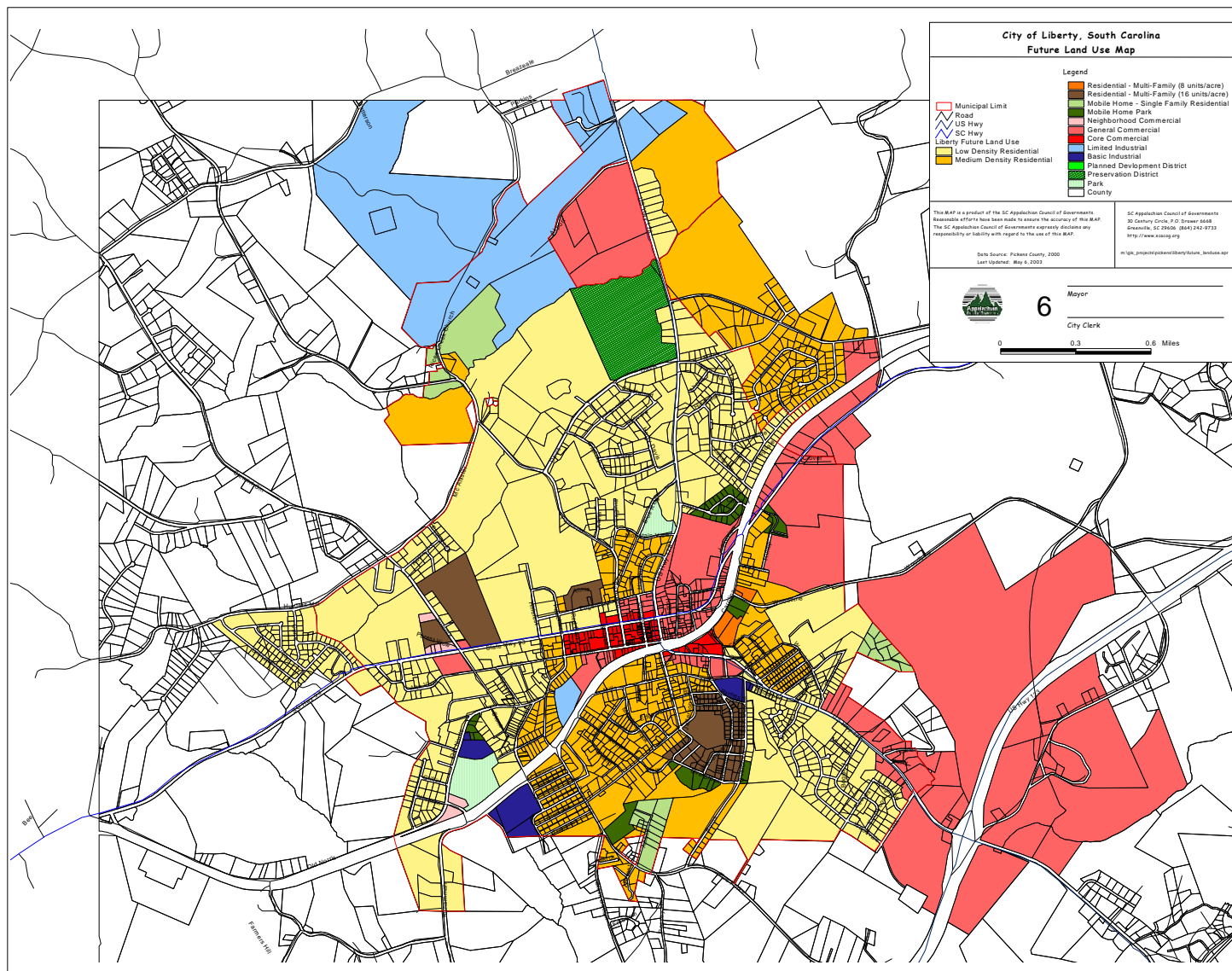
Map 6: Existing Land Use



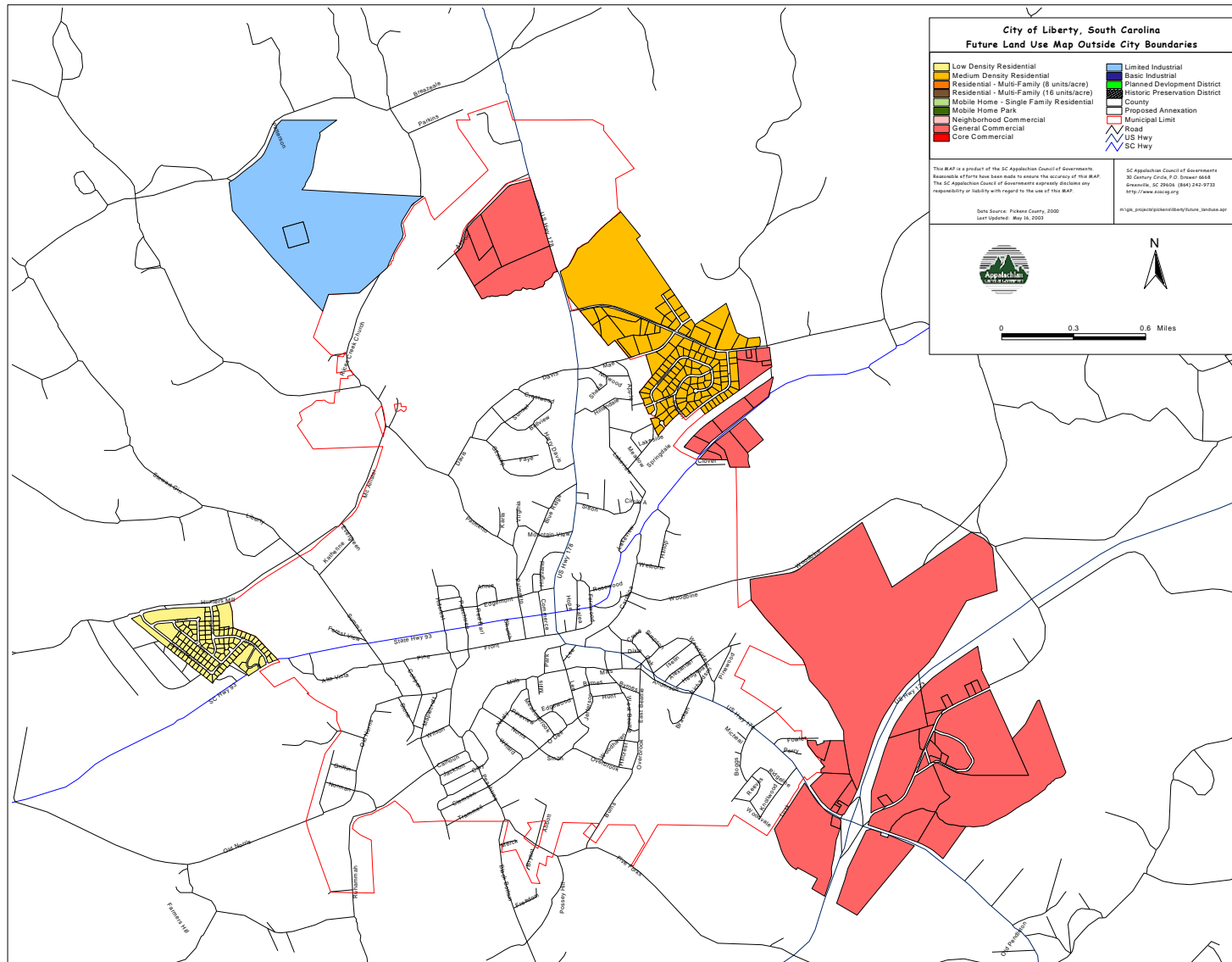
Map 7: Existing Zoning



Map 8: Future Land Use



Map 9: Future Land Use Outside City Limits



STATEMENT OF NEEDS AND GOALS

Issues

Issue 1: Growth and Development

The growth of the local population and recent economic conditions have left some people feeling that Liberty is losing its “small town” atmosphere which it is so proud of. Steps should be taken to maintain this “small town” atmosphere while allowing for continued growth and development.

Issue 2: Housing Type and Availability

The supply, condition, and location of housing in the city are vital to the growth and development of the city and its residents.

Issue3: Preservation of Existing Natural Features

The loss of mature trees, natural drainageways, alteration of existing topography and the loss of unique plant and animal life all have negative impacts on a community. The loss of mature trees and alteration of natural topography can lead to increased flooding, devaluation of neighboring properties and the loss of native plant and animal species.

Issue 4: Land Conservation

The City of Liberty may face land use pressures as the area continues to grow and prosper. The city must try to balance competing interests of land preservation, community design and economic development.

Issue 5: Commercial Land

The city has a number of parcels that are presently zoned for commercial uses. Most of these parcels are occupied, leaving little land available for commercial expansion.

Goals

1. Encourage housing development, which makes neighborhoods more interactive.
2. Annex areas outside the city limits that are of a similar character to the city.
3. Provide a range of housing types to meet the housing needs of Liberty residents.
4. Establish a goal of 80% home ownership for Liberty residents by 2015.

5. Adopt policy and regulations that includes conservation, protection, management, and enhancement of the critical and sensitive features of the natural environment in Liberty and surrounding area, while encouraging responsible economic development and economic diversity.
6. Expand the supply of land available for commercial uses

Implementation Strategies

1. Develop a policy to annex neighboring properties that use city services.
2. New subdivisions must leave a contiguous undeveloped area equaling 10% of the property for recreational uses.
3. Zone areas of the city for a variety of housing types, to include apartments, single-family homes, mobile homes, etc.
4. Encourage development that protects the natural and built environment and provides for appropriate location of land uses.
5. Evaluate design guidelines for adequacy to encourage the maintenance of natural conditions during and after development, including:
 - a. preventing natural drainageways from being filled or moved.
 - b. Preventing mature trees from being cut down during development of land.
 - c. Preventing drastic alteration of the natural topography during land development.
 - d. Protection of unique or rare plant and animal life.
 - e. Designating certain areas to be maintained in their natural state as part of a larger development, e.g. designating 5 acres per 100 lots developed for residential use, requiring landscaping of commercial/industrial developments at street, green space “buffer zones” between properties.
6. Inventory critical and sensitive features in the natural environment, including identifying the location and significance.
7. Adopt regulations to protect any significant critical and sensitive features identified.
8. Inventory wetlands in the Liberty area, including identification of location and significance, and protection of significant areas.
9. If environmentally significant areas are found, limit development to public access and facilities for education about the areas, within those areas.
10. Identify land to be earmarked for encouragement of preservation of open space and discouragement of intense development (e.g. greenspace, low density development)

11. Establish of a citizen's group to examine the desirability of preserving farmland and other large tracts of land in the greater Liberty area, identify possible measures for preservation (e.g. trusts, state and federal grants), and make recommendations to the city regarding options for preservation.
12. Increase the amount of land zoned for commercial uses

