



City of Liberty- Regular Session

November 11th, 2024 – 6:30 pm

Rosewood Center- 419 E Main St. Liberty SC 29657

- **Welcome and Call to Order Mayor Woods**
- **Invocation**
- **Pledge of Allegiance**
- **Proclamations:**
 - November 21st- World Pancreatic Cancer Day.
- **Mayor's Announcements**
- **Public Session (Speakers are allowed 3 minutes)-**
- **Approval of Minutes –**
 - October 14th, 2024- Regular Session
- **Unfinished/ Old Business: (2nd Readings)-**
- **New Business: (1st Readings & Resolutions)-**
 - Resolution 2024-06- Addendum to Employer Resolution for Participation in the State Insurance Benefits Program regarding Municipality Councilmember Coverage.
 - 2024-13- 1st Reading of the City of Liberty Comprehensive Plan
- **City Administrator/Department Head Reports-**
 - Mr. Philip Trotter's Administrator's Report
- **City Council Reports –**
 - Robbie Shoenleben (Ward 1)
 - Lavant Padgett (Ward 2)
 - Daniel Graybeal (Ward 3)
 - Jeff Massie (Ward 4)
 - Zachary Arms (At-Large)
 - Rhonda Whitaker (At-Large)
- **Motion to Enter Executive Session**
 - SC Code Section 30-4-70 (2) discussion of negotiations incident to proposed contractual arrangements, discussions of a proposed sale or purchase of property, receipt of legal advice, settlement of legal claims or discussions of the public agency's position in adversary situations, discussion about development of security personnel or devices;
 - Building Codes
 - Clear Water Solutions
- **Motion to Exit Executive Session**
- **Adjournment**

City of Liberty

2024 Proclamation



Declaring November 21 as World Pancreatic Cancer Day in the City of Liberty.

WHEREAS in 2024, an estimated **66,440** people will be diagnosed with pancreatic cancer in the United States and **51,750** will die from the disease;

WHEREAS pancreatic cancer is one of the deadliest cancers, is currently the third leading cause of cancer death in the United States, and is projected to become the second leading cause around 2030;

WHEREAS pancreatic cancer is the only major cancer with a five-year relative survival rate at just **13 percent**;

WHEREAS when symptoms of pancreatic cancer present themselves, it is generally in later stages, and **91 percent** of pancreatic cancer patients die within the first five years;

WHEREAS approximately **920 deaths** will occur in South Carolina in 2024;

WHEREAS pancreatic cancer is **the seventh most common** cause of cancer-related death across the world;

WHEREAS there were an estimated **510,992 new pancreatic cancer cases diagnosed worldwide in 2022**;

WHEREAS the good health and well-being of the residents of the city of Liberty are enhanced as a direct result of increased awareness about the symptoms and risks of pancreatic cancer, and research into early detection, causes, and effective treatments; therefore be it

RESOLVED that I, Erica Romo Woods, Mayor of the City of Liberty designates November 21 as World Pancreatic Cancer Day in the City of Liberty.

Mayor Erica Romo Woods



MINUTES

City of Liberty- Regular Session

October 14th, 2024 – 6:30 pm

Rosewood Center- 419 E Main St. Liberty SC 29657

- **Welcome and Call to Order Mayor Woods** Time: 6:30 pm
- **Invocation** Giving by Councilmember Padgett
- **Pledge of Allegiance**
- **Mayor Erica Romo Woods's Announcements:**

See the attachment for Mayor Erica Romo Woods's announcements.

- **Proclamations-**
 - Breast Cancer Awareness Month
 - Pregnancy and Infant Loss Awareness Month
- **Public Session (Speakers are allowed 3 minutes)-**
- **Approval of Minutes –**
 - September 3rd, 2024- Special Called Session
 - Motion: Councilmember Graybeal
 - 2nd: Councilmember Whitaker
 - Discussion: None
 - Vote: 7-0
 - September 9th, 2024- Regular Session
 - Motion: Councilmember Arms
 - 2nd: Councilmember Massie
 - Discussion: None
 - Vote: 7-0
- **Presentations:**
 - City of Liberty Comprehensive Plan
- **Unfinished/ Old Business: (2nd Readings)-**
 - 2024-09- 100% Owners Annexation- 122 Green Forest Circle
 - Motion: Councilmember Padgett
 - 2nd: Councilmember Graybeal
 - Discussion: None
 - Vote: 7-0
 - 2024-10- 100% Owners Annexation- 113 Green Forest Circle
 - Motion: Councilmember Shoenleben
 - 2nd: Councilmember Padgett
 - Discussion: None
 - Vote: 7-0
 - 2024-11- 100% Owners Annexation- 109 Green Forest Circle
 - Motion: Councilmember Arms
 - 2nd: Councilmember Whitaker
 - Discussion: None
 - Vote: 7-0
 - 2024-12- 100% Owners Annexation- 103 Green Forest Circle
 - Motion: Councilmember Whitaker

2nd: Councilmember Graybeal

Discussion: None

Vote: 7-0

- **New Business: (1st Readings & Resolutions)-**

None

- **City Administrator/Department Head Reports-**

- Mr. Philip Trotter's Administrator's Report

- **City Council Reports –**

- Robbie Shoenleben (Ward 1)

No Report

- Lavant Padgett (Ward 2)

Councilmember Padgett asked a couple of questions. The first is that the city needs to have showers working at the Main Gym. What would the price of hot water heaters be for that room? Has Council ever looked at the idea of S. Commerce St. being a one-way road? He would like to look into this idea more.

- Daniel Graybeal (Ward 3)

Councilmember Graybeal thanked all who helped at the City Gym the week after Hurricane Helen had come through. Around 400 people came to charge their devices, play, eat, and do a load of laundry. Thank you, Piedmont Baptist Association, for coming and offering laundry services for our community. They did around 20 loads a day.

- Jeff Massie (Ward 4)

Councilmember Massie stated he had spent a lot of time cutting trees and hauling stuff off. He wanted to put on record if anyone needs help cutting or hauling trees that may be elderly and cannot. He is there to help, free of charge.

- Zachary Arms (At-Large)

Councilmember Arms gave thanks to the ACOG team and Planning Commission for working so hard on the Comprehensive Plan. He would like to start working on the Strategic Plan at the end of the year. He would also like to Thank Ingles for supplying gas and food for our community when we needed it most, even though they were having a hard time themselves since their distribution center was heavily impacted in North Carolina.

- Rhonda Whitaker (At- Large)

Councilmember Whitaker gave thanks to everyone who showed up to help after Hurricane Helen. She stated people came for help but also ended up helping. It was an honor to see that good is still left in our community, and this needs to happen more and not just during a disaster. She is always available. Her contact information is on the City Website for anyone who needs it.

- **Adjournment** Time: 7:25 PM

Motion: Councilmember Massie

2nd: Councilmember Graybeal

Discussion: None

Vote: 7-0

Date Approved: _____

City of Liberty Mayor Erica Romo Woods

Mayor Announcements 10/14/24

Becky Shirley – While Becky Shirley's last Day with the City of Liberty was September 20th, we wanted to publicly recognize and thank Becky Shirley for her 30 years of dedicated service to the City of Liberty. She served as both our Clerk of Court and Victims Advocate. Her commitment to our community has been invaluable. Thank you, Becky; we appreciate your dedicated service and continue to wish you nothing but the best in your life. God bless you!

Hurricane Helene: Gym & The Scoop at the Airport

The morning of Hurricane Helene, I was in constant touch with our Police and Public Works Department. They kept me updated on the damage and I also went out to assess damage and reported trees down on some of the secondary roads. When it was evident that the power outage was going to be longer than 2 days, I reached out to Interim Chief Vic Tetter, Rec Director Josh Black, and Public Works Director Tim Moore to discuss my plan to provide resources for those needing assistance with charging stations, laundry stations, meals, and showers. That's when we discovered that the gym does not have a hot water heater for the showers. Interim Chief Tetter volunteered to reach out to Ingles for meal donations. I also reached out to Jeremy Price with United Way to ask about any resources they might have to help us. Everything began falling into place. I'm so grateful and moved to see community members come together to help each other.

Thank you to:

Ingles – Managers Wyatt Simpson (Liberty), Eric Boughman (Powdersville)
United Way (Jeremy – secured volunteers, coordinated with Piedmont Baptist Association,
Piedmont Baptist Association – laundry station
CMs Whitaker, Graybeal, and Arms
Clemson students
Karin Shore, Deana Counts, Francine Robertshaw, Will Smith
Potter's Clay Fellowship
Flat Rock Baptist
Liberty First Baptist
First Citizens Bank provided snacks
East Side and Liberty Church of God – dinners for the community
Pickens County Library
Our staff – public works, PD, Rec, city hall
Duke Power, K-Line (Canadian Team)
Citizens – neighbors helping neighbors

Enjoyed the Rec Cheer Showcase

Bailee Locke and Amber Bryson, Alecia Dover, Coach Black for a great job of putting together this first cheer showcase. It was a full house and the cheer teams' performances were fantastic.

Liberty Fall Clean-Up Day is Saturday, October 26th, 9:30 AM—12:30 PM. Meet on S Commerce St.

Trick-or-treat Halloween is October 31st from 5-7 p.m. Potter's Clay will be holding a Fall Festival the same night at the Performing Arts Center from 6 p.m. to 8 p.m. Police will be helping with the crossing of the road.

Veteran Parade/ Celebration- November 3rd 1-3 pm Parade starts @3pm.



PEBASM
SC Retirement Systems
and State Health Plan

South Carolina Public Employee Benefit Authority
Serving those who serve South Carolina

Addendum to Employer Resolution for Participation in the State Insurance Benefits Program regarding County/Municipality Councilmember Coverage

Complete the form below and submit via mail or email to:

S.C. PEBA
Attn: Insurance Employer Audit
202 Arbor Lake Drive
Columbia, SC 29223

EmployerAudits@peba.sc.gov

As an addendum to the resolution entered into by the CITY OF LIBERTY (Employer) for
County/Municipality Name

Participation in the State Insurance Benefits Program, the CITY Council of
County/Town/City

LIBERTY (Council) hereby makes the following election regarding the eligibility of
County/Municipality Name

elected members of the Council to participate as active employees in the State Insurance Benefits Program (Program) offered by the South Carolina Public Employee Benefit Authority (PEBA) pursuant to Section 1-11-703 et seq. of the 1976 Code of Laws:

Select one only.

☒ Members of the Council will be considered Active Employees of the Employer for the purposes of participation in the State Insurance Benefits Program (*only available if Councilmembers are paid and are eligible for participation in the South Carolina Retirement Systems*); or

☐ Members of the Council will **not** be considered Active Employees of the Employer for the purposes of participation in the State Insurance Benefits Program.

In making this election, the Council hereby understands, acknowledges and agrees that:

1. The election made above is a material requirement for participation in the Program established by the PEBA Board of Directors and is irrevocable during the Employer's period of participation in the Program;
2. The election made above applies only to Councilmembers' participation in the Program, and does not affect Councilmembers' participation in the South Carolina Retirement Systems;
3. If the Council has elected to decline coverage, Councilmembers will not be considered Employees of the Employer, as that term is defined in the State Health Plan, for purposes of eligibility and participation in the Program, and will not be eligible for any benefit offered under the Program as an Active Employee by virtue of membership on the Council; service on the Council will not be taken into consideration for eligibility for retiree insurance coverage under

the Program; and the Council and Employer irrevocably waive and disclaim any rights the Employer or its Councilmembers may have regarding Councilmembers' benefits from the Program as a result of their service on the Council after the date of this election; and

4. The election made above will not be effective until it is received in good order and approved by PEBA, and nothing in this election alters any other obligations Employer has to properly and timely administer insurance benefits under the Program for other Employees of the Employer in accordance with the requirements established by PEBA.

IN WITNESS WHEREOF, we have hereunto set our hands and authority at the meeting of the

City Council of the Liberty
County/Town/City County/Municipality Name
County of Pickens, South Carolina, held at 419 E Main St.
County Location
this _____ day of _____, 20____.
Day Month

Signatures of Council Members

A majority must sign.

_____	_____
_____	_____
_____	_____
_____	_____

Certification

I _____, _____ of the aforesaid Employer, hereby certify
Name Title
that the aforesaid Council consists of _____ duly elected members, and that as stated above,
Number
_____ members voted in favor of the above Addendum.
Number

IN WITNESS WHEREOF, I have hereunto set my hand and the authority of the aforesaid Employer.

Signature

Date

Employer Group Number

State of South Carolina}

Ordinance Number 2024-13

County of Pickens}

City of Liberty}

AN ORDINANCE AN ORDINANCE TO ADOPT A COMPREHENSIVE PLAN FOR THE CITY OF LIBERTY IN COMPLIANCE WITH S.C. CODE SECTION 6-29-510. BE IT ORDAINED BY THE CITY OF LIBERTY COUNCIL:

WHEREAS, the City of Liberty Planning Commission has, by resolution pursuant to Section 6-29-520(B) of the South Carolina Local Government Comprehensive Planning Enabling Act of 1994, as amended, recommended that the City of Liberty Comprehensive Plan set forth in that certain document entitled, "Plan City of Liberty", attached hereto and incorporated herein by reference as Exhibit "A", be adopted by City of Liberty Council; and WHEREAS, the City of Liberty Comprehensive Plan includes those planning elements required by the South Carolina Local Government Comprehensive Planning Enabling Act of 1994, as amended, to be contained in a local comprehensive plan, namely: (1) a population element which considers historic trends and projections, household numbers and sizes, educational levels, and income characteristics ; (2) an economic development element which considers labor force and labor force characteristics, employment by place of work and residence, and analysis of the economic base; (3) a natural resources element which considers slope characteristics, prime agricultural and forest land, plant and animal habitats, parks and recreation areas, scenic views and sites, wetlands, and soil types; (4) a cultural resources element which considers historic buildings and structures, residential districts, unique, natural, or scenic resources, archaeological, and other cultural resources; (5) a community facilities element which considers water supply, treatment, and distribution; sewage system and wastewater treatment; solid waste facilities; education facilities; and libraries; (6) a housing element which considers location, types, age and condition of housing, owner and renter occupancy, and affordability of housing; (7) a land use element which considers existing and future land use by categories and components; (8) a transportation element which considers transportation facilities, including road improvements, new road construction, transit projects, pedestrian and bicycle projects, and other elements of the transportation network; and (9) an agriculture and food security element focusing on local food production and access to healthy food; (10) a priority investment element which considers coordination among local and regional governments and local and regional public service providers resulting in future development that is more cost effective and more efficient in the consumption of land; and

WHEREAS, the ten (10) planning elements enumerated above are an expression of the recommendations of the City of Liberty Planning Commission to City of Liberty Council with regard to the wise and efficient use of public funds, the future growth, development, and redevelopment of the Commission's area of jurisdiction, and consideration of the fiscal impact on property owners.

NOW, THEREFORE, BE IT ORDAINED by the City Council of Liberty: Section 1. Adoption of Comprehensive Plan. The City Council of Liberty, South Carolina, hereby adopts the City of Liberty

Comprehensive Plan entitled, "Plan City of Liberty", as set forth in Exhibit "A" attached hereto, under the authority of the South Carolina Local Government Comprehensive Planning Enabling Act of 1994 (Chapter 29) and in 2 accordance with Section 6-29-510, et. seq. of the Code of Laws of South Carolina, 1976, as amended. Section 2. Effective Date. This ordinance shall take effect upon approval. DONE IN REGULAR MEETING THIS ____ DAY OF _____, 2024.

ATTEST:

Erica Woods, Mayor

Bailee Locke, Clerk of Council

Planning Commission

October 22nd, 2024

First Reading

Second Reading

Public Hearing

September 11th, 2024



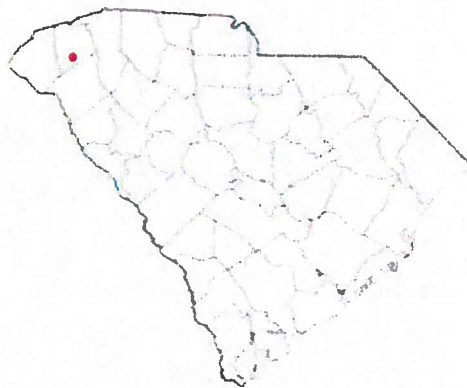
CITY OF LIBERTY
COMPREHENSIVE PLAN
ADOPTED 2024
DRAFT

Since this document is intended to serve as a new Comprehensive Plan, the elements will be discussed in detail, to determine what changes have occurred since the last Comprehensive Plan was adopted in 2003. New socioeconomic data from the 2020 US Census and other sources will be incorporated into this review regarding the Population, Housing, and Economic Development elements. Parks, facilities, and projects will be reviewed in the Cultural Resources, Community Facilities, Transportation, Natural Resources and Land Use Elements. Two new elements, Priority Investment and Resiliency, have been added since the last Comprehensive Plan was adopted.

The Resiliency Element was recently adopted by the South Carolina General Assembly on September 29, 2020. This document will introduce the Resiliency Element and lay a groundwork to be built upon during the 5 Year Comprehensive Plan Update.

History of Liberty

Liberty's official recognition as a town came soon after the Charlotte-Atlanta Airline Railway was completed in the early 1870s. Former Confederate General William Easley, a lawyer working for the railroad company, negotiated to have the tracks laid through the southern part of Pickens County. It is along these tracks that the towns of Liberty, Easley, and Central all grew. By 1873, Liberty Station was built north of Liberty Spring after Mrs. Catherine Templeton deeded her land to the railroad company. John T. Boggs set up the new Liberty Post Office that same year, and was named the town's first postmaster. https://en.wikipedia.org/wiki/Liberty,_South_Carolina Liberty was formally chartered on March 2, 1876, with the future town center being located on the former lands of Mrs. Templeton.



The town's first mayor W.E. Holcombe, a lawyer and former state senator, was elected in 1876. He, like every succeeding mayor until the early 20th century, conducted most municipal business in his own home. Several schools were already in operation by this time, with most being privately funded, and sponsored either by the community or by the local churches. The Liberty First Baptist Church had existed prior to the city's founding, being located at the old Liberty Spring site. Reports indicate the Church had a congregation as early as the year 1802, when they met at an old log house north of the present-day town. The Liberty Presbyterian Church was built in 1883 at its present site; formerly the church's members had worshiped at Mt. Carmel Church in the country.

Liberty's next change came in 1901, when Mr. Jephtha P. Smith organized and started the first cotton mill, which he named the Liberty Mill. The original mill contained a card room and an operating spinning frame. Eighteen houses and two overseer houses were built as a mill village to house the plant's workers and their families. The second cotton mill was built by Mr. Lang Clayton of Norris in 1905. Built in a part of town often referred to as

POPULATION



Population Trends

Population changes affect the physical growth of communities. An increase in population creates the need for new housing units, roads, water and sewer lines, schools, parks, police, and fire service, along with retail and service businesses.

Liberty experienced major growth from 1880 through the 1920 Census count. The city grew from 149 residents to 1750 residents, a growth rate of 87% over this period. The growth remained steady through the 1930s and 1980s with an increase of over 1,000 new residents. The city then experienced a long decline during the 1990 through 2000 Census counts with a 6.8 decrease in population between the 1990 and early 2000s. This coincided with the decline of the textile industry in the upstate of South Carolina and a downturn in the regional economy because of loss of jobs.

The City of Liberty has seen a steady increase in population between the 2000 and 2020 census counts with a population increase of over 8 %. New construction and development will bring even more new residents to the city in the next 10 to 20 years.

Liberty Population vs Pickens County Population		
2020	3366	3.0%
2010	3269	8.6%
2000	3009	-6.8%
1990	3228	1.9%
1980	3167	10.7%
1970	2869	7.6%
1960	2657	16.0%
1950	2291	2.3%
1940	2240	5.3%
1930	2128	24.8%
1920	1750	61.2%
1910	1058	187.5%
1900	368	74.4%
1890	211	41.6%
1880	149	

data. Per the latest projections from ESRI Business Analyst, the number of people per household in 2020 averaged 2.54 in Pickens County and 2.50 in South Carolina compared with 2.53 and 2.49 respectively in 2010. For the City of Liberty, households were more populous with 2.90 people per household in 2020 and 3.08 in 2023.

In terms of families, Liberty was estimated to see an increase in family households in 2020. In Pickens County and the State of South Carolina, the number of family households increased in 2020. In Liberty, these family households make up 71% of all households. In contrast, family households make up 68% of all households in Pickens County and 66% in South Carolina. This trend is not surprising. Across the country, young singles tend to gravitate toward urban areas while families transition to suburban and rural areas for better schools and safer neighborhoods.

Another demographic factor to consider is the percentage of married couples within Liberty households. Married couples comprised 45% of all households in Liberty in 2020, compared to 50% in Pickens County and 48% in South Carolina.

It remains to be seen whether the recent trend of increasing household sizes will continue. Household sizes have been trending downward for over a century, but the trend is now decreasing at a slower rate or plateauing. Population and household size correlate to housing market shifts, which in turn has direct effects on consumer spending. Monitoring these trends will be critical in shaping policy for Liberty and should be discussed in the next Comprehensive Plan.

Race and Ethnicity

In 2020, the population of the City of Liberty was white (84.3%), with the Black population coming in second (6.4%). The city is less diverse than Pickens County (71.5% White), and the State of South Carolina (63.4% White). The city is slightly more diverse than it was in 2010 when the population was 89.8% White and 6.1% Black. The largest change in this period was with the group identifying as two or more races. This group grew from 2% of the population in 2010 to 5.6% of the population in 2020.

Population by Race, City of Liberty				
Race	2010		2020	
	Total	Percent	Total	Percent
White Alone	435	89.8%	568	84.3%
Black Alone	47	6.1%	30	6.4%
American Indian or Alaska Native Alone	0	.1%	1	.9%
Asian Alone	11	.5%	16	.5%
Native Hawaiian and Other Pacific Islander Alone	0	0.0%	0	0.0%
Some Other Race Alone	5	1.6%	10	2.3%
Two or More Races	4	2.0%	50	5.6%
Total	502	100.0%	675	100.0%

Education

In 2020, more than 42% of Liberty residents over the age of twenty-five have obtained a high school education or equivalent. At least 90% of Liberty's residents over the age of twenty-five had either a high school or post-secondary degree, including 24% with a bachelor's degree or higher. In Pickens County as a whole, 42% of the population over the age of twenty-five had obtained a high school education or equivalent, with 88.7% having at least a high school education or higher with 20% having at least a bachelor's degree. Both Liberty and Pickens County outpace the State of South Carolina in high school level educational attainment, with only 29% of the State's residents obtaining a high school education or equivalent. However, the state has more residents with a bachelor's degree or higher (29.6%) compared to the city and the county.

Through the last several decades, the U.S. population has become more educated. Census data show that the number of people who have obtained a high school education is increasing, along with the amount of people seeking further education.

The 2023 average household income for Liberty was \$75,106. The city is comparable to both Pickens County (\$76,921) and South Carolina (\$74,567) in average household income levels.

Employment

Since the industrialization of the South, manufacturing has driven the local economy, previously in the form of textiles. Neither textiles nor manufacturing in general dominate the local economy as they once did. However, manufacturing remains important to the economic well-being of the city (14%) and county (14%).

Employment by Industry	
Agriculture, Forestry, Fishing and Hunting, Mining	0.1%
Construction	10.8%
Manufacturing	14.0%
Wholesale Trade	2.7%
Retail Trade	11.6%
Transportation and Warehousing, Utilities	7.8%
Information	0%
Finance and Insurance, Real Estate	3.2%
Services	47.1%
Public administration	2.7%

Source: 2019 ACS 5-Year Estimates

The highest categories of employment in Liberty are “Services.” This category represented 47.1% of workers. This compares to 51% of workers in Pickens County. Statewide, the percentage of people employed in this category was 47.3%. Manufacturing, retail trade and construction are the other top employers for jobs living in the City of Liberty. This is the same pattern in Pickens County as well as the State of South Carolina.

Services account for 47% of employment in Liberty. The Services category covers several sub-categories of employment, including Personal Care and Service Occupations (barbers, hairstylists, fitness trainers, manicurists/pedicurists), Cleaning and Maintenance Occupations (housekeeping, pest control, janitorial), Food Prep and Service Occupations (servers, cooks, dishwashers), Protective Service Occupations (correctional officers, police officers, firefighters, security guards), and Healthcare Support Occupations (Medical and dental assistants, massage therapists, medical transcriptionists, home health aides).

It is projected that the services industry will continue to provide the greatest number of new jobs in Liberty in the future. A substantial portion of the jobs in the Services field tend to pay less. Average household and family incomes in Liberty are low compared to statewide averages. Families are sometimes challenged to meet their basic needs—including housing and transportation—leaving little extra spending money, which reduces the city’s sales tax revenues. Attracting higher paying jobs that can increase average family incomes is critically important.

The City of Liberty has one major employer within the city limits – Cornell Dublier. The company is located near the airport and employs over two hundred (two hundred). There are eleven (11) other major employers within a five (5) mile radius that hire total of over two thousand employees.

Housing



Existing Conditions

Between the 2010 and 2020 Census years, the City of Liberty experienced a low growth rate in terms of total housing units. In this time Liberty increased by a total of thirty-six (36) housing units, resulting in in just a 2.3% housing growth rate. However, this growth percentage outpaces other similarly sized towns within the area, such as Pickens, Westminster, and Williamston, all of which experienced a negative change in total number of housing units. Liberty significantly lagged when compared to the overall growth rate of both Pickens County and the State of South Carolina, which each gained over three times as many housing units by percentage at 10.03% and 9.7%, respectively.

Additionally, the City of Liberty currently has 9.84% of its housing stock listed as vacant. This number is the third lowest of the areas surveyed in the following table, trailing Easley, and Williamston who each have 6.37 and 9.21% of homes identified as vacant, respectively. These numbers indicate that Liberty is on trend with most of the region, county, and state in available or dilapidated housing stock.

Housing Units 2010 - 2022

Area	2010	2022	Change
Anderson	12,938	12,695	-1.88%
Central	2,230	2,376	6.55%
Easley	9,072	10,413	14.78%
Liberty	1,508	1,544	2.39%
Pickens	1,481	1,474	-0.47%
Seneca	4,076	4,417	8.37%
Westminster	1,227	1,134	-7.58%
Williamston	1,878	1,846	-1.70%
Pickens County	51,244	56,385	10.03%
South Carolina	2,137,683	2,344,963	9.70%

Median Home and Rent Values

Area	Median Value	Rent Median	Rent Burden
Anderson	\$ 177,300	\$ 884	53.0%
Central	\$ 207,000	\$ 919	37.6%
Easley	\$ 229,200	\$ 852	62.6%
Liberty	\$ 150,800	\$ 809	57.1%
Pickens	\$ 191,100	\$ 890	60.6%
Seneca	\$ 201,300	\$ 757	51.0%
Westminster	\$ 152,500	\$ 579	40.8%
Williamston	\$ 154,100	\$ 840	29.0%
Pickens County	\$ 299,100	\$ 873	49.3%
South Carolina	\$ 254,600	\$ 1,084	52.2%

Type and Occupation

85.9% of Liberty's homes are single family structures. Just 3.9% of available dwelling units are in structures that contain five or more units, 2.9% are duplexes, triplexes, or quadplexes, and 7.3% are mobile homes. This means that there is limited flexibility in housing types for residents. While this strengthens Liberty's small town, rural character, it can also contribute to an increase in housing costs and make affordable housing harder to come by for current and future residents in need.

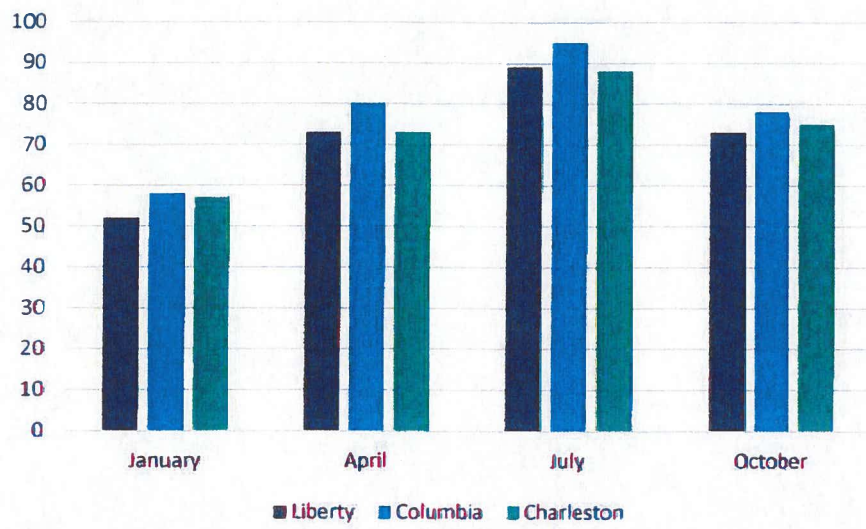
Of these available housing types, 72.6% are owner occupied, while the remaining 27.4% are occupied by renters. This owner occupation rate is the highest identified locally and sits slightly above the state owner occupation rate of 72%. This number reflects the low home ownership costs identified by the median housing cost in the previous section. However, there is still over one quarter of the city's population that rents their housing, and as such has the potential to benefit from affordable rental housing which can be made available by diversifying the housing types within the city.

Units per Structure

Area	1	2 to 4	5 to 9	10 to 19	20+	MH	Other
Anderson	63.1%	12.5%	9.6%	4.1%	7.0%	1.4%	0.1%
Central	32.3%	8.6%	9.7%	36.8%	9.4%	3.1%	0.0%
Easley	76.1%	4.8%	8.3%	2.0%	3.7%	5.0%	0.1%
Liberty	85.9%	2.9%	2.5%	0.0%	1.4%	7.3%	0.0%
Pickens	67.8%	7.9%	3.0%	4.8%	2.2%	14.4%	0.0%
Seneca	69.1%	12.1%	5.3%	3.9%	6.3%	3.3%	0.0%
Westminster	73.6%	9.9%	1.7%	2.1%	2.8%	9.9%	0.0%
Williamston	75.1%	3.6%	15.8%	0.0%	0.6%	4.9%	0.0%
Pickens County	64.5%	5.2%	3.7%	5.1%	3.2%	18.1%	0.3%
South Carolina	67.5%	4.5%	4.2%	3.3%	5.3%	15.0%	0.2%

Housing Condition

Area	Lacking Complete Kitchen Facilities	Kitchen %	Lacking Complete Plumbing Facilities	Plumbing %	No Vehicle Available	Vehicle %
Anderson	44	0.40%	0	0.0%	1495	12.50%
Central	41	2.20%	41	2.20%	186	9.90%
Easley	142	1.40%	46	0.40%	1003	9.80%
Liberty	0	0%	0	0%	22	1.80%
Pickens	0	0%	0	0%	173	14.70%
Seneca	118	3%	36	0.90%	250	6.50%
Westminster	6	0.60%	0	0%	57	5.60%
Williamston	24	1.40%	0	0%	42	2.50%
Pickens County	485	1.00%	210	0.40%	3414	6.80%
South Carolina	12866	0.60%	6647	0.30%	115682	5.70%



Lakes, Rivers, Streams, and Springs

The City of Liberty is traversed by several creeks, including Middle Branch Creek, Twelve Mile Creek, and Eighteen-Mile Creek, and other smaller tributaries. The creeks are an amenity to nearby citizens, function as a reservoir for stormwater runoff, provide flood protection, wildlife corridors and wastewater assimilation. There are no major lakes in Liberty, but Pickens County does contain Lakes Hartwell, Jocassee, and Keowee, each a major recreation and tourism resources west of the city. No body of water within Liberty is utilized as a source for drinking water.

Liberty is also home to Liberty Spring, a small spring on the west side of town near Summit Drive. Historic records indicate the city may have been named after this spring, with the town originally sharing its name in the 19th century. This historic area is just one of several springs that exist within the city's boundaries, of which all are good candidates for conservation efforts to protect both the history and natural elements of these natural water sources.

Flood Areas

Traditionally, the presence of floodplains or flood hazard areas has posed a constraint on 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 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 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 soil is well drained with moderate to severe erosion hazards, depending 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 soil of the Upper Piedmont includes some of the best farmlands in Upstate South Carolina. Vast areas of poor or eroded soil 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 are formed in material weathered from granite and gneiss. These soils are on broad upland areas that have long side slopes. The surface layer is 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.

lake has three hundred 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 56,000 acres of water and shoreline of 962 miles. The Corp maintains over twenty recreation areas, many with launch 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 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 is one of the few places in 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 77-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 Jocassee to Laurel Valley which has virgin hemlocks, some five feet in diameter. The Pickens County portion of the trail ends at Laurel Creek Falls and has ridge-top views of Lake Jocassee.

Community and Cultural Facilities



Community Facilities

Library

The Liberty Woman's Club was the driving force in opening a library in 1947. The library was in a small corner of a room upstairs over Liberty City Hall. As the library collection grew and circulation increased, the room became inadequate. In 1958, the library was moved to another second story room, located over Fedder's Fashion Shop on Commerce Street in Liberty. In December 1964, the Sarlin Family donated property on Palmetto Street for the site of a new library building and \$5,000 in cash to go toward the construction of a building. The Liberty Woman's Club and the Friends of the Library began campaigning to raise an additional \$5,000 that was needed to begin construction of the new library building. On April 17, 1966, the dedication of the new library building was held. The building was named the Sarlin Library in honor of the Sarlin Family's generous donation that helped make the library possible.

As the library's circulation grew, the need for expansion soon became apparent. The community again came together with the donations to expand the facility. In 1977, a new addition that doubled the size of the library was completed. Dedication of the new building was held on June 12, 1977, on the library's thirteenth anniversary.

As population growth continued and circulation increased, the need for more space and modern technology became evident. In December 1996, a new 6,400 square foot building replaced the existing structure. The Sarlin Library is located at 15 South Palmetto Street in Liberty and is currently open six days a week.



Career and Technology Center

As one of the oldest career centers in South Carolina, Pickens County School District offers college and career opportunities in twenty-three different pathways. Career and Technical Education offers students the opportunity to gain the academic, technical, and employability skills necessary for true career readiness.



Post Secondary Education

There are many post-secondary schools located in the upstate and Pickens County. Clemson University is in Pickens County and Anderson University is nearby in Anderson County. Southern Wesleyan University is near Central. Tri County Technical serves Pickens, Anderson, and Oconee Counties. Tri County has campuses in Pendleton and Easley.

Safety – Police/Fire

The City of Liberty maintains one Police Department that employs fourteen sworn Police Officers. The Liberty Fire Department is operated by Pickens County.

Cultural Facilities

Liberty Museum

In early October of 2019, a proposal surfaced on Facebook suggesting the establishment of a history museum for Liberty, SC. The response was overwhelmingly positive, prompting the initiation of the Liberty History Museum Project. Subsequently, a dedicated Facebook Page was launched, garnering rapid engagement and followership. The inaugural historical endeavor focused on documenting the town's former train depot and the pivotal role of Catherine Templeton in its founding. Research efforts gained momentum with the discovery of Mrs. Julia Woodson's collection at the Faith Clayton Genealogical Research Room at Southern Wesleyan University. Disruptions underscoring the imperative for a centralized history museum posed challenges. However, collections gradually expanded in the ensuing months and years, albeit not at the anticipated pace. In 2021, the municipal leadership, recognizing the potential of the museum to spotlight the city and drive growth, actively supported the initiative. The eventual fruition of this support happened in the summer of 2023, as the city agreed to house the Liberty History Museum within the Rosewood Center. A Grand Opening was scheduled for October 14th, marking four years since the project's inception.

Today, the museum stands as a testament to the collective effort and support of the community it serves. With a growing collection of historical artifacts, the Liberty History Museum is poised for a prosperous future, destined to serve as a cornerstone of the city and its heritage for years to come. Our unwavering commitment to preserving, uncovering, and sharing the rich history of Liberty, SC remains steadfast.

Pickens County Center for Performing Arts

To bluegrass and gospel music, and all genres in between, the Pickens County Performing Arts Center is a world-class entertainment venue. The Pickens County Performing Arts Center carries some local history because it is part of a lovely new complex renovated from what was the high school. This venue, with over six hundred seats, is made to manage a variety of forms of the performing arts in style. New stage lighting including spotlights, and a state-of-the-art sound system make each seat the "best seat in the house." The newly refinished wooden stage, box office, concession area, dressing rooms, and green room have received complements from performers and visitors alike.

McKissick Center

Nestled in the heart of downtown Liberty, SC, the McKissick Center is conveniently located to Easley, Clemson, Anderson, and Greenville. Our modern, spacious, and highly flexible facility can accommodate any occasion. Offering several rooms, an outdoor patio area, and a commercial kitchen, The McKissick Center is the perfect choice for weddings, family gatherings, corporate parties, extraordinary events, and so much more. It now

Transportation

Transportation and accessibility are crucial to the success of a city and the good of its citizens. The routes that we take and ways in which we move upon them dictate everything from the type of goods we receive, our economic status and mobility, and even our social lives and the ability to connect between people. As much of the rest of the upstate, South Carolina, and the southern region of the United States beyond, Liberty is currently a car dependent city for a vast majority of its residents. The city sits seventeen miles north of interstate I-85, the closest interstate route that connects it to Georgia and North Carolina. It is located at this intersection of two major US highways, US-123 and US-178 and is bisected by South Carolina Route 93. These roads create the major network that connects Liberty to the cities and towns around it.

As the city continues to develop, special consideration must be given to the provision of alternative methods of transportation within the city limits. Currently, there exists a sidewalk network, however it is far from comprehensive and leaves many areas of Liberty cut off from potential pedestrian traffic. Additionally, there are no designated bike lanes within the city. This means that anyone looking to travel within the city limits must do so on foot, which can create long travel times and dangerous conditions depending on the destination, or by car which creates an increased burden on the existing road network as both local and regional traffic move through the city. Finally, recreational opportunities can be combined with these mobility efforts in the form of trails. These trails can create natural, non-paved paths that connect the residents of Liberty with the businesses providing their goods and services at the same time as providing a health benefit, both mentally and physically, to those who get out to enjoy the trails recreationally.

The rural character of the City of Liberty does add a layer of complication to these efforts. However, with effective planning and coordination with local and state agencies the opportunities to increase the intermodal accessibility of Liberty can be identified.

Road Network

Annual Average Daily Traffic Counts

Of the roads tracked by the South Carolina Department of Transportation (SCDOT) within the City of Liberty, the annual average daily traffic ranges from just 375 up to 9,200 vehicles per day. Expectedly, the two most trafficked routes are US-178 and SC-93 that bisect the town at 9,200 and 8,000 peak travelers, respectively.

The most heavily traveled portion of US-178 is near the intersection with US-123 up to Mills Avenue. This is followed closely by the section on the north side of the City from Breazeale Rd to Davis Rd at 8,900 travelers per day. These two figures represent movements to and from the city between the City of Pickens to the north, and access to US-123 to reach Clemson, Greenville, or the areas beyond as well as the most direct access to I-85.

The most heavily trafficked portions of SC-93 are on the west side of the city heading towards the Town of Central. The location of the new Liberty High School and renovated Liberty middle school also affect this number. Combined with traffic patterns, these movements represent more local trips generated by parents taking their children to school.

The intersection of these two routes represents the most poignant location for safety and traffic alleviation considerations. Being near the city center and separating a majority of the city from the largest local grocery store,

Commuting Patterns

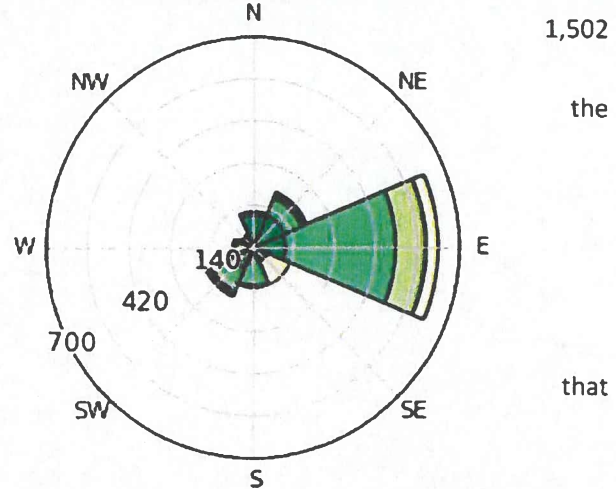
Conclusions seen in the AADT data above are also reflected in the commuting patterns for the City of Liberty from the US Census Bureau seen below. Of the recorded employed individuals living in the City of Liberty, just fifty-two, or 3.5%, both live and work within city limits. This means 96.5% of Liberty's employed population is traveling elsewhere for employment opportunities.

As seen in the radar chart below, a vast majority of these workers are travelling east to northeast. The distances recorded in these movements paint an expected picture most of these employment opportunities for citizens of Liberty are in Greenville and the surrounding areas. This reflects the traffic counts seen on US-178 as travelers access the more freely moving US-123 to reach their destination.

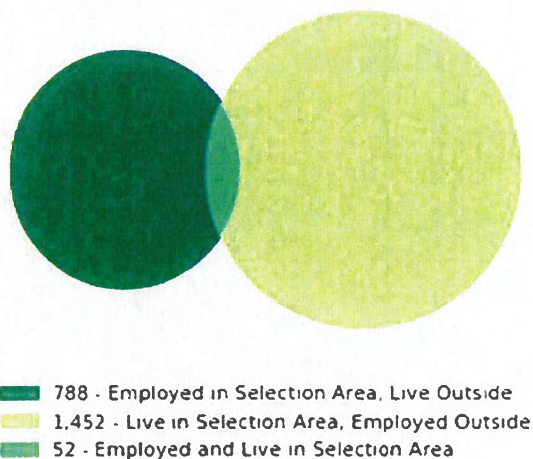
Other employment centers for the citizens of Liberty indicated are Clemson and Easley to the southwest and northeast, respectively. Interestingly, there is also a reported number of individuals that are using US-178 to access I-85 and travel over fifty miles for their employment opportunities.

These patterns help draw two conclusions. First, more gainful employment opportunities should be sought out within the city to provide for those that live there to allow them to work in the same place they live. Second, Liberty currently serves as home to many workers in the Greenville area, and special consideration should be given

Job Counts by Distance/Direction in 2021
All Workers



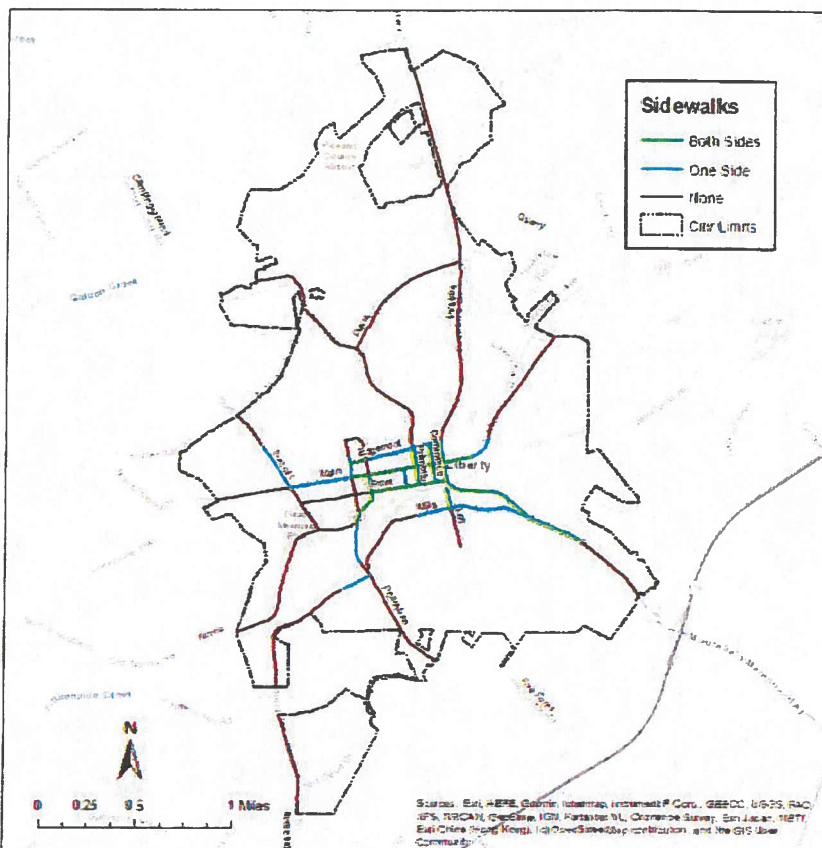
Inflow/Outflow Job Counts in 2021



already the main entity by which the projects are conducted, but local advocacy and awareness of the need can lead to expedited results.

Pedestrian Network

Liberty has a comprehensive sidewalk network for pedestrian movements given its size. Of the major roadways in the middle portion of town, all but a section of Peachtree St north of W Main St has at least some sidewalk pathing. This provides a great base for improvements as the city continues to grow. Priority should first be given to closing gaps in the existing sidewalk network. Locations of opportunity include Hillcrest Dr between Peachtree and Edgemont streets, Front Street between Peachtree Street and Summit Drive, Summit Drive to Old Norris Rd/Grant Memorial Park, and Old Norris Rd from Summit Drive to Peachtree Street. This would complete the network within the main area of the city and provide usable movement patterns for existing and future pedestrians.



Second, the city should look at adding sidewalk access to areas that currently have none. These areas can include but are not limited to Peachtree Street from the railroad bridge to the city limits, Mills Ave from Peachtree Street to the existing sidewalk near Meadowbrook Drive, and extending the existing sidewalk on Main Street on both ends of the city to provide access to the Ingle grocery store and areas surrounding Grant Memorial Park. Finally, as access continues to expand, the city should look at complementing the existing and developing sidewalk network by adding sidewalks on both sides of the road for those areas that currently only contain them on one side of the street. This is the final piece of the puzzle that will lead to a well-developed, robust sidewalk system that can encourage more people to walk and engage with businesses and services in the city without the need of a car.

City leadership should look at Transportation Alternatives Program (TAP) Grants provided by SCDOT for funding opportunities to assist in the completion of this network. This program provides funding for projects that provide alternative means of transportation of more than \$500,000. This program has been renewed by SCDOT and, along

Land Use



Existing Land Use

The City of Liberty covers approximately 2,787.5 acres of land. This is an increase of approximately 15.8% of total land area covered since 2013 (2,408 acres). This increase in coverage speaks to Liberty's growing community character and how development patterns have necessitated the expansion of the city. Of this land area, approximately 1,964.4 or 70.5% is developed. The following table shows the existing acreage for each category of land use.

Land Use	Parcels	Percent of total parcels	Acreage	Percent of total Acreage
SF Residential	1009	55.17	1,060.86	38.06
Mobile Home	81	4.45	45.19	1.62
MF Residential	226	12.38	158.47	5.68
Institutional	45	2.48	454.09	16.29
Commercial	121	6.64	98.25	3.52
Industrial	19	1.07	141.23	5.07
Vacant/Undeveloped	326	17.81	829.45	29.76
Total	1830	100	2787.54	100

Residential

Residential land uses account for 45.36% of all land use in the city of Liberty. Of this, 83.89% are single families, 3.57% are mobile homes, and 12.53% are multifamily land uses.

As expected, the predominant residential type in the city is single family homes. Single family properties compromise 1,060.86 acres, or 38.06% of the total land use in the city. This reflects Liberty's rural character that has developed the community into its existing form. The city has made efforts to rehabilitate existing houses and demolish dilapidated homes throughout the town to maintain this character through a revolving loan program and coordination with external and internal organizations and institutions.

The largest growing subset of residential land use in the City of Liberty is multifamily housing. At the last update of this plan, multifamily housing made up just 1.2% of the city's total land area. However, that figure has grown

residential uses in the city. As noted above, this number has grown significantly since the last update of this plan and is anticipated to make significant impacts to Liberty's development in the years to come.

Finally, the city makes specific designations for mobile home residences with two zones: Mobile Home Single Family (1.85%) and Mobile Home Park (1.23%). Together these zones account for 3.08% of Liberty's total land area and approximately 4% of designated residential land area.

Commercial

Liberty's commercial zones are broken down into the following four categories: Office Commercial, Neighborhood Commercial, General Commercial, and Core Commercial.

Office Commercial is Liberty's newest commercial designation and typically consists of businesses that provide technical services to other businesses and individuals. Because of its recent designation, this zoning type accounts for just .24% of the total land area of the city and 2.69% of commercial uses. Increasing office use type can be seen as a sign of economic growth for a city or area and as such this category can be used as one indicator of Liberty's economic vitality moving forward.

Neighborhood commercial zones consist of businesses that provide services to residents and match the character of the surrounding area. These businesses provide much needed services to local areas and can often be accessed by those that they serve within walking distance or without much required travel. Examples of these businesses include but are not limited to hair salons, daycares, and legal consulting services. Typically, these businesses run out of an owner's residence or a formerly occupied residence. Liberty's Neighborhood Commercial zone accounts for .67% of its total land area and 7.6% of its commercial land area.

The General Commercial category covers all commercial uses that do not fall into any of the other designated categories. These are typically outside the center of the city and its surrounding neighborhoods. Liberty's general commercial uses are clustered on US-178 near the interchange with US-123, along SC-93, Edgemont, Commerce, and Front Streets. General commercial makes up 7.31% of Liberty's total land area, but accounts for a large majority of commercial zones at 82.5% of all commercially zoned areas.

Finally, Liberty's Core Commercial zones are concentrated around the downtown areas. These businesses, as the name implies, create the "core" of local businesses that support and supply the citizens of Liberty. These businesses are typically restaurants, furniture stores, local craft stores, or any other use deemed fit to occupy the downtown area. Core Commercial makes up .64% of Liberty's total land area and just 7.2% of commercial zones in the city.

Industrial

Liberty has two industrial zoning types, Limited Industrial and Basic Industrial.

Limited Industrial is the lower of the two industrial zones, and as the name suggests limits what type of industrial designated uses can be present on these properties. This is because typically these uses are found closer to residential and commercial areas and must not create a nuisance for other local property owners. Limited

General Residential

While single family homes have been the lifeblood of Liberty throughout its history, changes in economic and familial patterns dictate that the strict adherence to single family only use types within the city limits would only serve to limit the City's ability to grow and develop in the future. Increases in mortgage rates, construction costs, and overall housing costs have made single family homes on large square footage lots unobtainable for many, and as such the City must adapt its land uses and zoning to accommodate affordable housing. As such, the new general residential use type allows for a variety of housing types (including single-family, duplex, triplex, mobile home, and some multi-family) and lot sizes. This use type will also see an increase in density of housing relative to single-family use areas but allow the City more flexibility to dictate character and help maintain affordability.

Multifamily Residential

As Liberty continues to grow, affordable housing options must be made available to current and future residents. The city has already shown a commitment to developing multifamily housing and should continue to do so in the coming years. As mobile homes become in need of replacement in the future the city should encourage multifamily housing in their place. This would maintain the affordability of the housing while also improving the character of the city. Multifamily housing is expected to make up 4.09% of Liberty's land area as it continues to develop.

Mixed Use

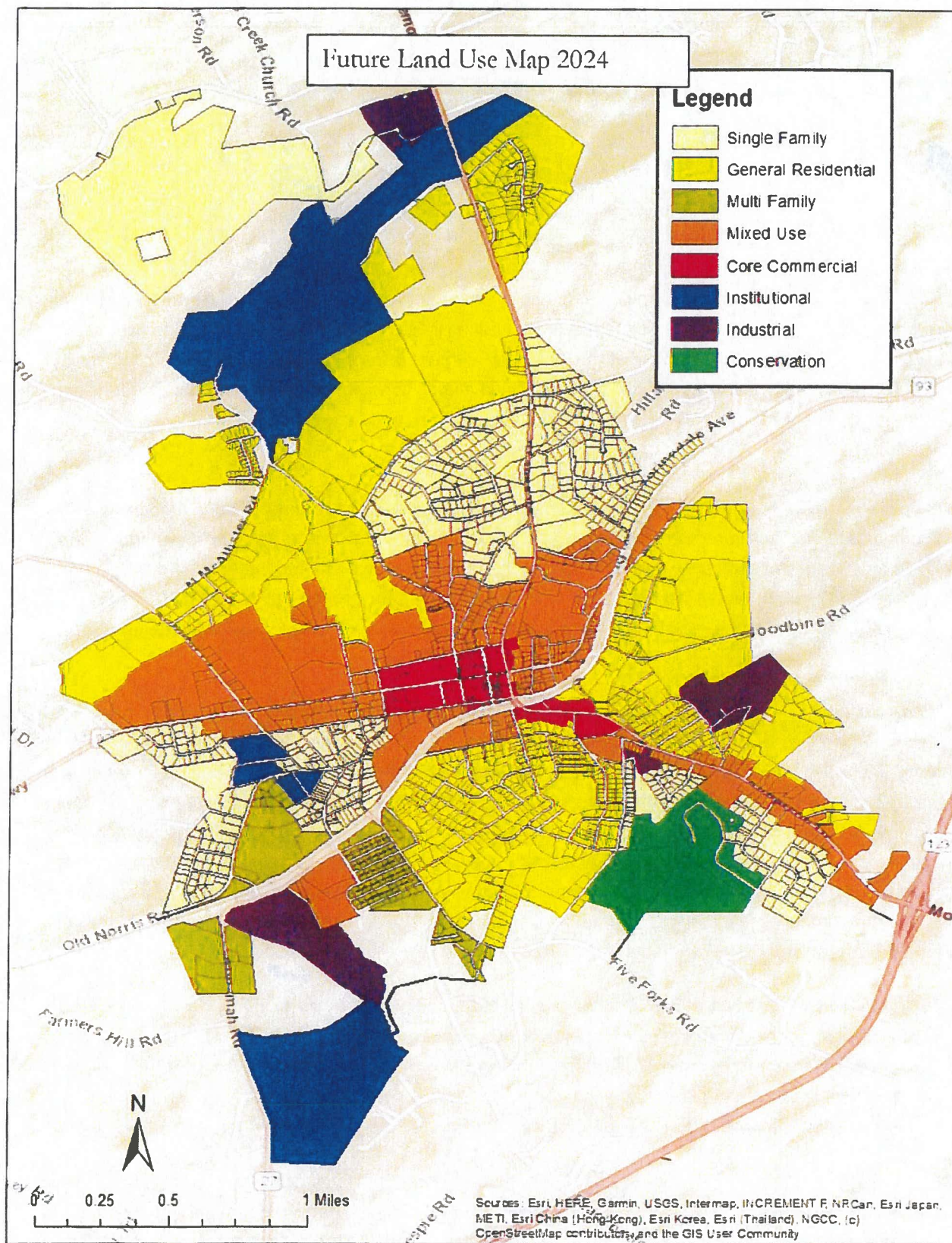
Mixed Use land-use is a strategy that ties residential, commercial, and recreational uses together within an area. Mixed use is designed to support a variety of housing types and connect them directly with businesses and recreational opportunities in small, diverse and distinctive areas that promotes motor vehicle-free travel methods and fosters local economic development opportunities. Mixed Use areas are transition areas from a more commercial center into less-densely populated, primarily residential areas. This use type is used to improve overall quality of life and instill sustainability and flexibility in the City's future development.

Core Commercial

Core Commercial land use is the area nearest the center of town designated to contain primarily business and retail related institutions. The use types in this area should be designed to serve as a gathering place for the City's residents and visitors and support the overall economic development of the City as a whole. Residential opportunities above existing businesses should also be considered as an option for this area.

Institutional

Institutional uses and their growth are dictated by the needs of the city and its people. As such, it can be difficult to predict the future and what municipal, religious, and educational needs will be as Liberty continues to grow. The city must engage with the community and ascertain the public needs to provide any institutional uses that can provide benefit.



the freezing level of the atmosphere. Hail can be small and generally pea-sized, but hail can also be larger, capable of damaging property and killing livestock and people.

Winter Storms. Winter storms and winter weather kill dozens of Americans each year, from exposure to cold, vehicle accidents, the improper use of heaters, and other winter related incidents. Winter storms are regular occurrences that happen across the country and can take place during spring and fall as well. Many hazards are associated with winter storms and weather including fierce winds, extreme cold, coastal flooding, heavy snow, and ice storms. Other concerns related to winter weather is power, heat, and communication outages. Most deaths associated with winter weather and storms are indirectly related, such as fatalities from traffic accidents due to icy conditions, or hypothermia from prolonged exposure.

Hazardous Materials. Hazardous material incidents can include the spilling, leaking, pumping, emitting, discharging, escaping, leaching, or disposing into the environment of a hazardous material, but exclude: (1) any release which results in exposure to poisons solely within the workplace with respect to claims which such persons may assert against the employer; (2) emissions from the engine exhaust of a motor vehicle, rolling stock, aircraft, vessel or pipeline pumping station engine; (3) release of source, byproduct, or special nuclear material from a nuclear incident; and (4) the normal application of fertilizer. Facilities that store or use hazardous materials are scattered throughout the state, but many are in coastal counties, where they are also exposed to hurricane winds and rains. However, hazardous materials are frequently transported along I-85 and I-26 and could create a significant hazard if an accident caused a spill.

Tools and Existing Protective Measures

The Pickens County Multi-Jurisdictional Hazard Mitigation Plan. In compliance with the Federal Emergency Management Agency's (FEMA) requirements to receive federal disaster funding, Pickens County, local districts and community stakeholders and partners have adopted a Hazard Mitigation Plan that is updated annually, with a full review every five years as required. The purpose of the Hazard Mitigation Plan is to continue guiding hazard mitigation efforts to better protect the people and property in the County from the effects of hazard events.

DHEC's NPDES Permit Program. NPDES is a regulatory program created under the Clean Water Act, and it is one of the main driving forces behind most of the mandated state and federal regulations. Under the NPDES Permit Program, stormwater discharges are considered point sources and operators of these sources are required to receive an NPDES permit before they can discharge stormwater runoff. Any construction site of one acre or more is required to obtain a stormwater permit via the NPDES program from DHEC.

International Building Code Series. The State of South Carolina requires governing local entities to adopt, by ordinance, the state-approved versions of the International Building Code series. Currently the approved Building Code in South Carolina is the 2018 International Building Code (IBC), and the 2009 Energy Code. The International Building Code series provides best practices to protect the public health, safety, and general welfare by regulating and controlling the design, construction, quality of materials, use and occupancy, location and maintenance of all buildings, structures, and certain equipment.

Priority Investment



One of the requirements of the State Comprehensive Planning Legislation is that the city consider how it will pay for needed capital investments. This includes an analysis of all funding sources for public infrastructure and facilities, as well as coordination with other adjacent and relevant districts and agencies.

The City of Liberty has been engaged in capital asset and debt administration for its infrastructure for many years and understands the benefits of coordination with partner agencies. The city works closely with SCDOT, Pickens County, and the Appalachian Council of Governments, for instance, on planning and securing funding for construction of road projects.

The City Council prepares the city's budget, which includes Capital Expenditures and Debt Administration. To address several of the plan's recommendations, the city should consider putting together a five-year operating plan to help staff and Council members anticipate future capital costs and needs.

GOALS AND IMPLEMENTATION

The public input conducted for the Comprehensive Plan has identified several goals for the city to pursue. Each of the goals was identified through extensive public involvement, progress involving not only citizens of Liberty, but local business owners, city staff, the Planning Commission and City Council. This section will outline seven key themes from those goals and present a set of recommendations for each theme.

Downtown Redevelopment



One of the most frequent concerns/issues within survey results is the downtown area of Liberty. Everyone wants to see the downtown area thrive but to thrive there needs to be change. Change could include code enforcement, financial incentives, and demolition:

- Economic Development/Incentives
- Code Enforcement
- Demolition
- An inventory of what is available.
- Tourism/Niche
- Redevelopment
- Signage

Quality Development



Most communities want to see a basic level of quality standards for their city. Development that does not contribute to the dignity and meaning of a place can have an adverse effect on property values, the community's sense of place and economic development. Quality development will include nice aesthetics, friendly streets, sidewalks, and inviting storefronts.

Enhance the Quality and Planning of New Development.

- Maintain Liberty's unique character and small-city atmosphere and encourage a strong physical sense of both neighborhood and community.
- Preserving and enhancing Liberty's most important natural and cultural resources are the foundation for the character of the community.
- Adopt policy and regulations that include conservation, protection, management, and enhancement of the critical and sensitive features of the natural environment in Liberty and the surrounding area, while encouraging responsible economic development and diversity.
- Adopt 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 and character of Liberty while promoting economic development through smart growth and smart annexation policies which will include looking into an impact fees study.

Plan Proactively to Manage Growth Efficiently.

- **Research funding resources for road improvements through the county, state, and local sources.**

- Develop and adopt property maintenance standards specifically for mobile homes and other residential structures.
- In existing lower density, single family residential neighborhoods, establish zoning densities compatible with the existing development.
- Start cleanup/paint-up programs for neighborhoods. They should be neighborhood generated with city assistance.
- Enforce property maintenance codes to help maintain property standards.

Natural and Cultural Resources



Natural and cultural resources can enhance both the existing residential environment along with encouraging future development by making the city more appealing to residents and developers. Protecting open space and providing access to cultural resources is a win-win for the community.

- Preserving and enhancing Liberty's most important natural and cultural resources are the foundation for the character of the community.
 - There are five waterfalls within the city limits. It would be a great idea for the City to market the waterfall areas to bring others to the city.

- Improve collaboration with county (development)
- How to find funds to fix up buildings downtown

April 1, 2024 @ Hops & Harvest

- Areas of Local Pride
 - Small town feel
 - Sense of community
 - Development on Commerce St
 - Change is coming
 - Recreation Department
 - Relationship with local schools
 - Performing arts center
 - Walkability and safety
 - Families and longevity
- Needs
 - Jobs and job retention
 - Starter options for younger families
 - Managing internal growth related to pressures from external growth
 - Balancing growth – need to grow, but not too much too fast
- What is your morning routine?
 - Go to new coffee shop in town
 - Go to Easley
 - The Grill (near Spinx)
- Number 1 priority
 - Renovate storefronts downtown (x2)
 - Splash pad
 - New restaurants
 - Lights and trees downtown
 - More greenspace
 - Make Commerce St one way
 - Friday night events
 - Upgrade infrastructure
 - Parking area behind RR near downtown
 - Building with drive-thru for local restaurants
- Housing
 - Larger minimum lots sizes
 - Model neighborhoods
 - Alta Vista
 - Lakewood Heights
 - Smaller homes for affordability
 - Quality affordable housing
 - Duplexes over apartments
 - Lack of rental property an issue

City of Liberty Planning Commission
Comprehensive Plan Update Public Hearing
Meeting Minutes
September 11th, 2024
Rosewood Center

Members Present:

Hestor Elrod
Gerald Wilson
Jon Humphrey

Staff Present:

Jennifer Vissage
Jake Whitmire

Ms. Vissage started the meeting by explaining the comprehensive plan update process, defining the required elements of the comprehensive plan, reviewing the goals, and pointing out data that came out of the research for the update.

Chairperson Elrod opened the public hearing portion of the meeting at 6:20 PM and asked anyone from the public or planning commission to speak.

There were four persons from the public that attended, and an informal conversation occurred and the following topics/questions were asked:

- The City of Liberty needs to have a better marketing plan for people to know what is here and what could be here.
- The city needs to investigate grants for various aspects of the city (infrastructure/recreational/environmental/businesses)
- The city and its businesses need to use the county's Small Business Alliance to help start and keep businesses in the City of Liberty
- The City of Liberty should be the hub of Pickens County
- The Mill Property could be a great place for a family friendly place (park/food trucks)
- Need to use 178 as the major corridor that it is.
- Improve sidewalks to make Liberty a more walkable city.
- Start homes and affordable housing is a must to get younger families to live here and stay here.
- More kid friendly recreation (water park, splashpad)
- More understanding of the regulations for new businesses to start (codes/zoning)
- Attract more development (commercial and residential) which leads to more businesses and more businesses for existing businesses.

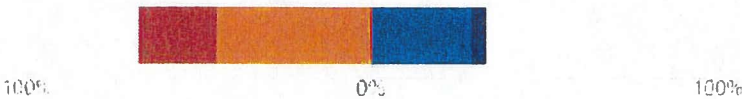
City of Liberty Comprehensive Plan Survey

123 Responses 17:12 Average time to complete Active Status

1. "Quality of Life" is defined as the standard of health, comfort, and happiness experienced by an individual or group. How would you rate the overall quality of life you experience in the City of Liberty?

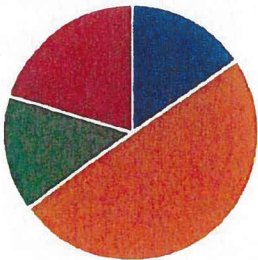
Excellent Average Below average Good

My overall Quality of Life is:



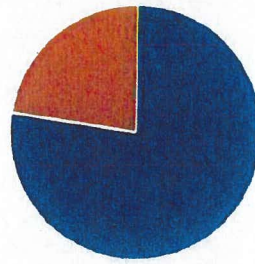
2. According to the 2020 Census, Liberty's population is 3,400 In your opinion, is the number of people living in Liberty:

Too Many People	19
About Right	61
Not Enough People	18
No Opinion	25



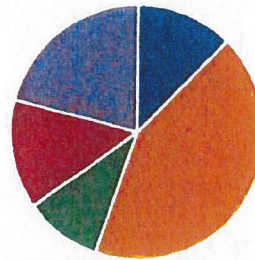
5. Would you like to see more festivals, events, or programming in Liberty?

● Yes	95
● No	28



6. How often do you shop in Liberty?

● Daily	15
● Weekly	53
● Monthly	12
● Never	17
● Sometimes	26



9. How would you rate the quality of the environment in Liberty?

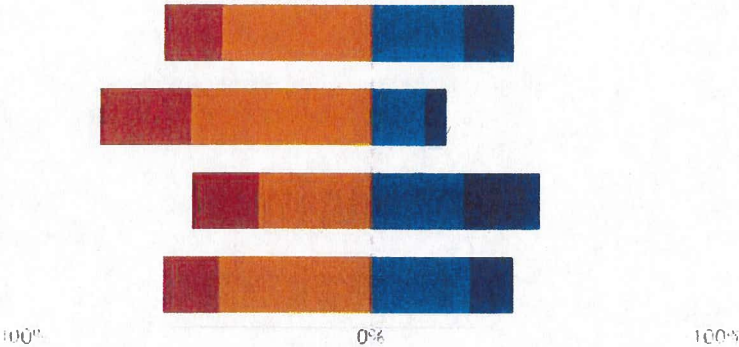
Excellent Good Fair Poor

Overall?

Air Quality?

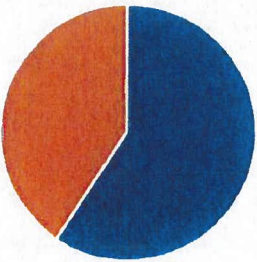
Open Space and Habitat Protection?

Water Quality?

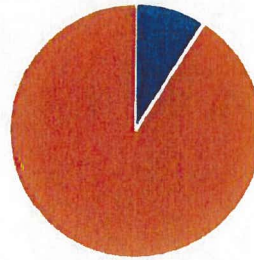
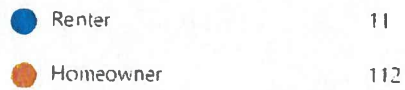


10. Do you use City of Liberty parks, programs, or recreation facilities?

Yes 73
No 50



13. Are you a renter or a homeowner?



14. If you are a homeowner, skip this question. As a renter, how would you rate the quality of housing in Liberty?

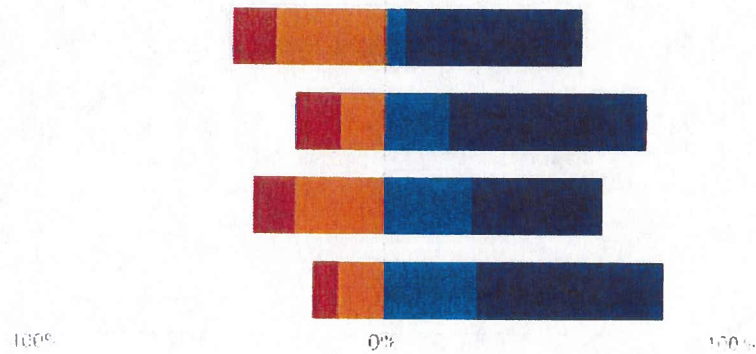
■ Excellent
 ■ Good
 ■ Fair
 ■ Poor

Overall?

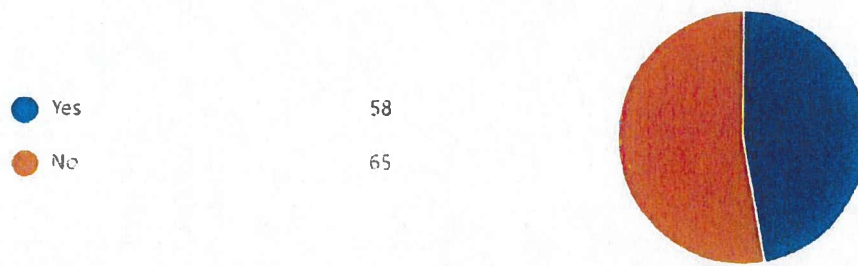
Availability?

Rent Amount?

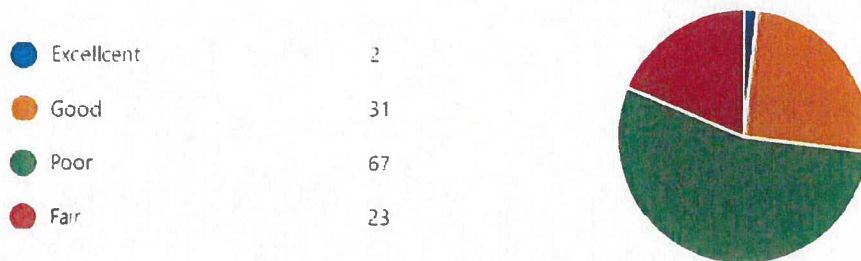
Variety (homes, townhomes, duplexes, apartments, etc.)?



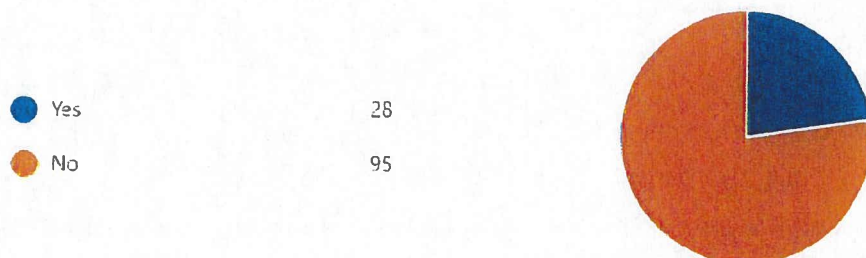
18. Would you like to see more alternative transportation options (both motorized and non-motorized)?



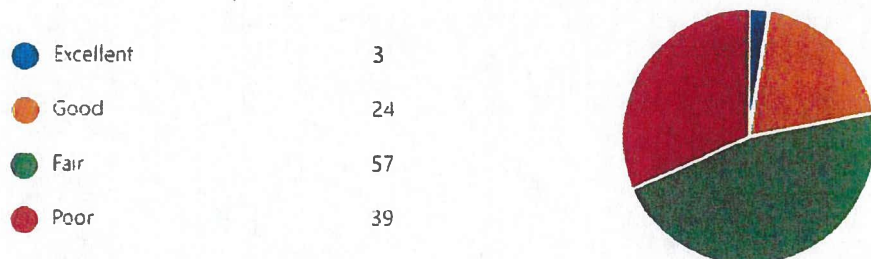
19. How do you rate the opportunities for cycling in the City of Liberty?



20. Would you use public transit (i.e. bus service) if it were available?



21. How would you rate the availability of employment in Liberty?



24. How would you rate the following local services?

■ Excellent ■ Good ■ Fair ■ Poor

Police Protection?

Fire Protection?

Medical Services?

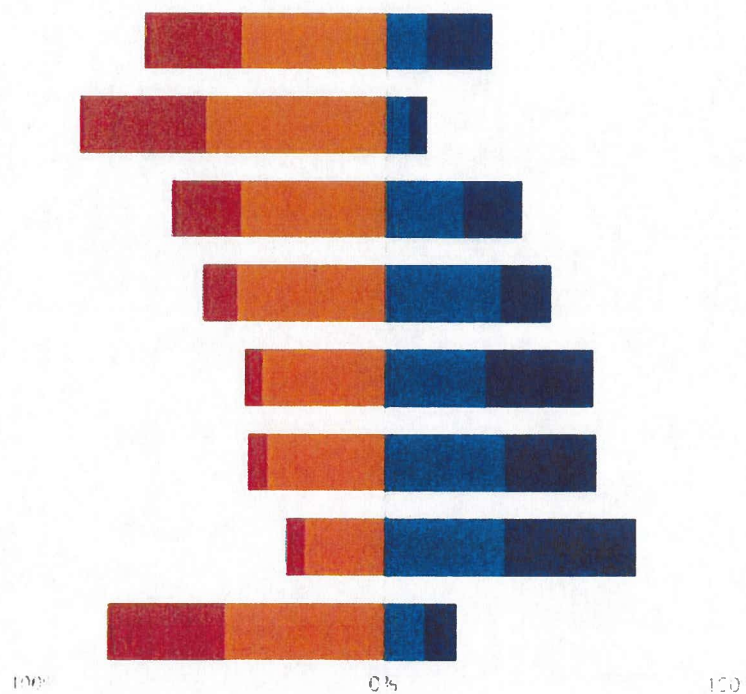
Parks and Recreation?

Water and Sewer?

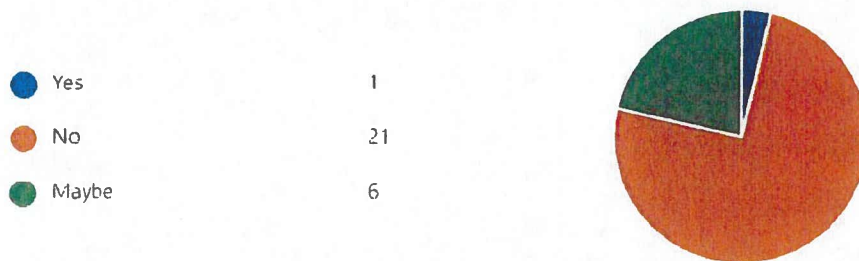
Activities for Senior Citizens?

Activities for Youth and Teenagers?

Library Services?



28. SENIOR CITIZENS (over age 65): Would you consider moving or relocating your current home to be closer to the services that you use (i.e. shops, physicians, pharmacy, etc.)?

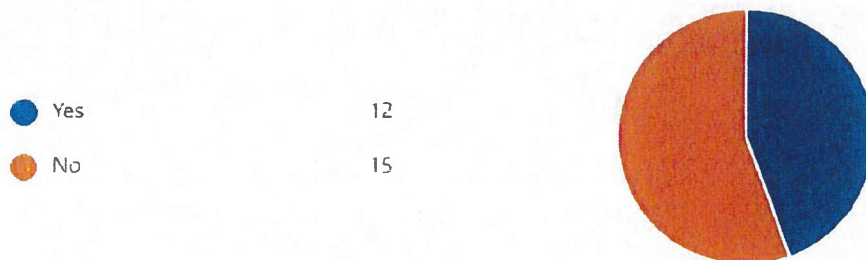


29. SENIOR CITIZENS (over age 65): What types of jobs are needed in Liberty to attract your children or grandchildren to locate in Liberty?

22
Responses

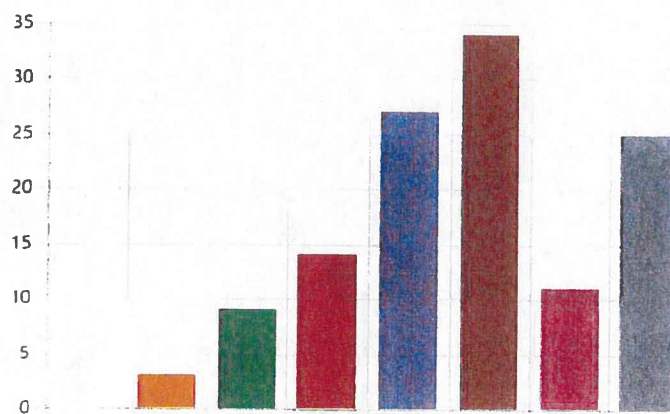
Latest Responses

30. SENIOR CITIZENS (over age 65): Would you like to see more homes and rental units designed for an aging population, such as single-story homes, wide hallways, bathrooms with grab bars, etc.?"



32. What is your age group?

18 and under	0
19-24	3
25-29	9
30-39	14
40-49	27
50-59	34
60-64	11
65 and over	25



[illegible]



Greene Finney Cauley, LLP
CERTIFIED PUBLIC ACCOUNTANTS & ADVISORS

Council Report

City of Liberty
September 2024

Basis of Preparation

This report is prepared solely for the confidential use of City of Liberty. In the preparation of this report GREENE FINNEY CAULEY LLP has relied upon the unaudited financial and non-financial information provided to them. The analysis and report must not be recited or referred to in whole or in part in any other document. The analysis and report must not be made available, copied or recited to any other party without our express written permission. GREENE FINNEY CAULEY LLP neither owes nor accepts any duty to any other party and shall not be liable for any loss, damage or expense of whatsoever nature which is caused by their reliance on the report or the analysis contained herein.

Financial Report

Profit & Loss -September 2024

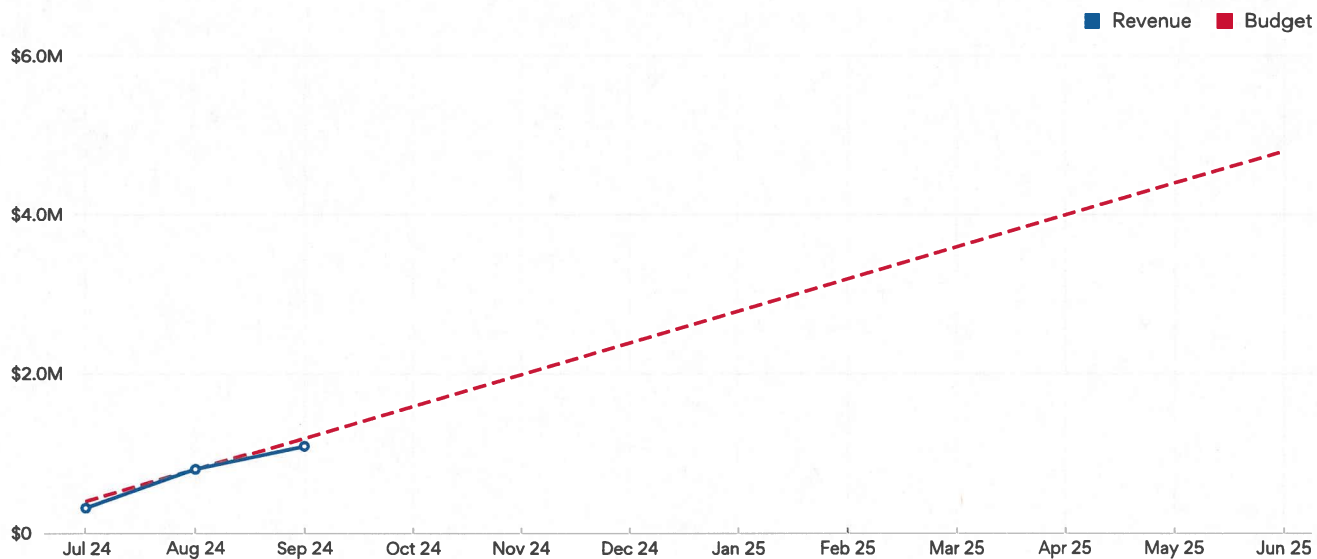
INCOME STATEMENT		Sep 2024
Revenue		
General Fund		\$111,274
Utility Fund		\$164,500
Hospitality Tax		\$12,648
Total Revenue		\$288,422
Expenses		
10 - General Fund		\$208,992
20 - Utility Fund		\$116,108
41 - Hospitality Tax		\$1,104
42 - Victims Services		\$672
Total Expenses		\$326,875
Operating Profit		(\$38,453)
Net Income		(\$38,453)

Profit & Loss -2024/2025

INCOME STATEMENT	2024/2025 (YTD)	Budgeted	\$ Left in Budget	% left in Full Budget
Revenue				
General Fund	\$533,142	\$2,746,455	(\$2,213,312)	-80.59%
Utility Fund	\$520,987	\$1,900,960	(\$1,379,973)	-72.59%
Hospitality Tax	\$36,161	\$142,000	(\$105,839)	-74.53%
Victim Services	\$1,272	\$8,654	(\$7,383)	-85.31%
Other	\$300	\$0	\$300	-
Total Revenue	\$1,091,862	\$4,798,069	(\$3,706,206)	-77.24%
Expenses				
10 - General Fund	\$738,699	\$2,746,455	(\$2,007,756)	-73.10%
20 - Utility Fund	\$373,854	\$1,821,075	(\$1,447,221)	-79.47%
41 - Hospitality Tax	\$35,647	\$142,000	(\$106,353)	-74.90%
42 - Victims Services	\$2,634	\$8,654	(\$6,020)	-69.56%
Total Expenses	\$1,150,834	\$4,718,184	(\$3,567,350)	-75.61%
Operating Profit	(\$58,972)	\$79,885	(\$138,857)	-173.82%
Net Income	(\$58,972)	\$79,885	(\$138,857)	-173.82%

INCOME STATEMENT	2024/2025	Budget (rest of the year)	Total
Revenue			
General Fund	\$533,142	\$2,059,841	\$2,592,983
Utility Fund	\$520,987	\$1,425,720	\$1,946,707
Hospitality Tax	\$36,161	\$106,500	\$142,661
Victim Services	\$1,272	\$6,491	\$7,762
Other	\$300	\$0	\$300
Total Revenue	\$1,091,862	\$3,598,552	\$4,690,414
Expenses			
10 - General Fund	\$738,699	\$2,059,841	\$2,798,539
20 - Utility Fund	\$373,854	\$1,365,806	\$1,739,661
41 - Hospitality Tax	\$35,647	\$106,500	\$142,147
42 - Victims Services	\$2,634	\$6,491	\$9,125
99 - Other	\$0	\$0	\$0
Total Expenses	\$1,150,834	\$3,538,637	\$4,689,471
Operating Profit	(\$58,972)	\$59,914	\$943
Net Income	(\$58,972)	\$59,914	\$943

Revenue vs Budget



Profit & Loss by Fund - September 2024

General Fund Net Income (Loss) for September 2024 is (\$97,718) and Year to date thru September 2024 is (\$205,557).

Utility Fund Net Income (Loss) for September 2024 is \$48,393 and Year to date thru September 2024 is \$147,133.

Hospitality Fund Net Income (Loss) for September 2024 is \$11,544 and Year to date thru September 2024 is \$514.

Victim's Services Net Income (Loss) for September 2024 is (\$672) and Year to date thru September 2024 is (\$1,362).

Other Funds Net Income (Loss) showing \$0 for September 2024 and Year to date thru September 2024 is \$300.

Bank Balance at September 2024 is \$2,193,491.

The City had an overall net loss of \$38,000 for the month of September.

The City is three months into the 2025 fiscal year - a good basis to guide progress is comparing budget to actual results. 75% of budget remaining would be the goal. For budgeted revenue, total budgeted revenue remaining is right at 77% - slightly behind budget. General fund is behind budget at 80.6% while Utility fund is slightly ahead of budget at 72.6%. Hospitality tax revenue and expenditures are both in line with budget at 75% each.

For expenditures, total expenditures very close to budget with 75.6% of budget remaining, right at the 75% goal. General fund is at 73.1% of budget remaining, just under the 75% goal. Utility fund is at 79.5% of budget, which is ahead of the budget goal of 75%. Continue to monitor expenditures and keep spending down as much as possible as this will help to keep spending in line with budget. Overall, revenues and expenditures remaining in line with budget 3 months into FY 2025.

Utility fund, with a year to date net income of \$147k, is showing a good trend so far thru 3 months.

City of Liberty, like many municipalities, are subject to a cyclical revenue cycle throughout their fiscal year. During the year there are months where revenues are minimal and not able to cover expenses incurred in that particular month. This is often offset by months of windfalls from property tax, annual licenses, and other periodic services that create a large surplus of income to help offset the less active months. This is a low season for property tax collections as FY 2025 tax invoices typically go out in Oct/Nov time frame by the County. Collections should increase for property taxes November/December/January time frame. Business licenses from MASC are also typically received in a large lump sum in June. Franchisee fees are often received once a quarter.

Bailee Locke

From: Adam Baird <adam.baird@gfc.cpa>
Sent: Monday, November 4, 2024 1:57 PM
To: Bailee Locke
Subject: RE: New table and graph
Attachments: Council Report - City of Liberty (Sep 2024) - Updated.pdf

Bailee,

I've attached the updated file here. I did not remove any of the other reports, just simply added the new one. The difference between these two reports is that the original is using the actuals to compute the remaining \$ left in budget whereas the new report is showing solely the remaining \$ in the budget for Oct-June.

For example, the General fund would fall out as follows:

- Original Report – GF has actuals of \$533,142 and a total budget of \$2,746,455 leaving the remaining anticipated revenue to be collected at \$2,213,312 (\$533,142 - \$2,746,455) or actuals minus total budget
- New report – GF again has actuals of \$533,142 but the remaining budget for the year is \$2,059,841, for an anticipated total income for FY25 of \$2,592,983 or behind budget of \$153K.
 - Now just because its currently showing us behind budget does not mean there is a need to worry quite yet as the Dec-Feb timeframe will push us in the opposite direction because of the property taxes that are remitted during that time.

The biggest this to remember between these two reports is that the first report is assuming the full budget will be received by the end of June 2025, whereas the second report is assuming the budgeted amount for Q1 (July-September) will not be made up in the subsequent periods (which is more than likely NOT true).

I also threw in a graph of the revenue vs Budget. On this graph the dotted red line is the cumulative budget for all funds and the solid blue line is the cumulative revenue through the end of the current month (in this case September). This hopefully shows a better representation of where the city is in comparison to the budget through September. Obviously, the revenue received by the city is going to be cyclical, so I am expecting the actuals (blue line) to fall below the budget (red dotted) until about that December/January time frame when property taxes are received. At that time, I would expect the actuals to overtake the budgeted amount and then start leveling back out toward the budget again as we approach June.

Thanks

Adam Baird
BOSS Manager



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CERTIFIED PUBLIC ACCOUNTANTS & ADVISORS

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Website: <https://www.greenefinneycauley.cpa/>

Address: 108 Professional Court, Mauldin, SC 29662



Liberty Parks & Recreation

City Council Report

- 1) New Sponsorship banner (0)
- 2) Maintain all Parks and Recreation grounds and facilities.
- 3) Rental of city stadium for this month (2)
- 4) Rental of Rosewood center / parking lot Animal Vet 2 times per month.
- 5) Rental of Mills Ave (1)
- 6) Rental of City Gym (0)
- 7) Tee Ball, Softball and Baseball has ended, our 8u team won the Dacusville fall classic baseball tournament
- 8) Tackle and Flag football is coming to has ended
- 9) Volleyball season has ended, we have 12u all-star team that will compete on 11/16/2024 in ninety-six sc.
- 10) Sideline cheerleading season has ended
- 11) Showcase Cheerleading has one more showcase to do.
- 12) Basketball sign ups will end on November 10th, Season will begin in Jan 2025.

PWD/Utility report for the month of

October 2024

Trash pick up

Cardboard pick up

Brush pick up

Brown Goods pick up

Water

Locates

Main breaks

Meter replacements

New taps

Sewer

Main breaks

New taps

Misc Items

tons

29

tons

2.5

loads

60

tons

4

172

2

4

2

2

Cut up and
Hauled off a lot
Trees

LIBERTY POLICE DEPARTMENT

Erica Woods
Mayor
ewoods@libertysc.com

P.O. Box 716
147 Kay Holcombe Road
Liberty, SC 29657
Phone (864) 843-3956 Fax (864) 843-2612

Victor C. Tetter II
Interim Chief of Police
vtetter@libertypd.org

Monthly Totals

October 2024

Warnings Issued- 32

Citations Issued- 33

Total Arrested- 4

One for Domestic Violence
One for Obtaining Goods Under False Pretenses
One for Disorderly Conduct
One for DUS 3rd or Subsequent, Habitual Traffic Offender

Trick or Treat:

The Liberty Police Department received candy donations from Ingles.

New Hires:

Sara Edwards is a former City of Liberty Police Dispatcher who began her new role as the Clerk and Victims Advocate on October 21st, 2024. Sara is currently training with the Town of Central Police Department's Victims Advocate.

James Shelton is an experienced certified Police Officer who started with the Liberty Police Department on October 21st, 2024.