



**York County  
County Council  
Agenda  
May 4, 2026**

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**Regular Meeting**

**York County Government Center  
6 South Congress Street  
York, SC 29745**

**6:00 PM**

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**Call to Order**

Christi Cox, Chairwoman

**Invocation and Pledge of Allegiance**

Council member William "Bump" Roddey, District 4

**Oath of Office for newly appointed Board and Commission Members**

Andrew Steers, Keep York County Beautiful (District 7)

James Underwood, Board of Disabilities and Special Needs (At Large)

**Appearances**

York County Manager, Josh Edwards, to recognize York County employees for Public Service Recognition Week.

Chief, John Hicks, to recognize York County Correctional Officers for National Correctional Officers and Employees Appreciation Week.

**Public Forum Session (limited to thirty (30) minutes, two (2) minutes per person)**

**Consent Agenda**

1. Council to approve the minutes from the April 20, 2026 Council meeting.
2. Rezoning Action: Consider Third Reading

|                           |                           |
|---------------------------|---------------------------|
| Case #                    | 26-04                     |
| Tax Map #                 | 581-00-00-068             |
| Zoning Request:           | Rezone from RMX-10 to RUD |
| Acres:                    | 8.38                      |
| Council District:         | 2 - Litten                |
| Applicant:                | Geoffrey Martin           |
| Owner:                    | Brandon Eaton             |
| Location:                 | Sand Tar Road, York       |
| Planning Commission Date: | March 9, 2026             |
| Staff Recommendation:     | Approve                   |
| PC Recommendation:        | Approve (6-1)             |

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**Executive Summary:** The purpose of this request is to facilitate the division of the lot into six total lots, each of at least one acre. The request aligns with York County's York Forward 2035 Future Land Use Map designation of Rural Residential land use. The proposed subdivision will create lots similar in scale to adjacent properties that are also used for detached single-family homes as is appropriate within the future land use designation. The intended single-family homes are permitted in both the current and proposed zones, but rezoning to RUD will remove the open space requirements associated with a major subdivision. A staff report and analysis with findings has been performed.

3. Rezoning Action: Consider Third Reading

|                           |                                                                                                                   |
|---------------------------|-------------------------------------------------------------------------------------------------------------------|
| Case #                    | 26-08                                                                                                             |
| Tax Map #                 | 648-00-00-009, 010, 022, 026, 030, 033, 038, 041                                                                  |
| Zoning Request:           | Amend the conditions from previous rezoning case                                                                  |
| Acres:                    | 14.06                                                                                                             |
| Council District:         | 1 - Audette                                                                                                       |
| Applicant:                | Lawrence Shaheen                                                                                                  |
| Owner:                    | Ron Perry, Dorothy Perry, Norvell Pettus, Debra Shannon, Glenda Fox, Karlton Pettus, Doretha R Pettus life Estate |
| Location:                 | Highway 160, Fort Mill                                                                                            |
| Planning Commission Date: | March 9, 2026                                                                                                     |
| Staff Recommendation:     | Approve                                                                                                           |
| PC Recommendation:        | Approve (7-0)                                                                                                     |

**Executive Summary:** The request amends a condition applied to rezoning case 25-09, that restricts use of the property to age-restricted townhomes. As the applicant moves forward on site design, they have reconsidered townhomes due to spacing requirements, and now pursue multi-family buildings of 4-5 dwellings each instead. The layout, look, and function of the development will remain the same, but the units will be condos instead of townhomes. Due to the condition placed on the property at the time of rezoning, the condition must be amended before the project can move forward. A staff report and analysis with findings has been performed.

4. Rezoning Action: Consider Third Reading

|                           |                                        |
|---------------------------|----------------------------------------|
| Case #                    | 26-09                                  |
| Tax Map #                 | 576-00-00-007                          |
| Zoning Request:           | Rezone from UD to GC                   |
| Acres:                    | 0.81                                   |
| Council District:         | 2 - Litten                             |
| Applicant:                | Mariah Corkhill                        |
| Owner:                    | Corks Properties of the Carolinas, LLC |
| Location:                 | 4070 Charlotte Highway, Clover         |
| Planning Commission Date: | March 9, 2026                          |
| Staff Recommendation:     | Approve                                |

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**Executive Summary:** The request would allow a greater potential commercial tenant mix. The rezoning request is not consistent with York County's York Forward 2035 Future Land Use Map designation of Village Center. However, the general area is predominated by business operations, and nearby properties have been rezoned to GC for similar purposes. Further, the intent of the request will not change the function of the site, and will remove another instance of the legacy UD district. A staff report and analysis with findings has been performed.

5. Council to approve a Subrecipient Agreement, contingent upon the City of York Council's approval of the same, between York County, recipient of Grant #4-LP-25-011 from the South Carolina Department of Commerce, Community Development Block Grant (CDBG) Program, and the City of York, designated as subrecipient of the Grant, for purposes of the Wooded Valley Park Improvements project.

**Executive Summary:** This sub-recipient agreement is in regard to the state CDBG Program and establishes the subrecipient relationship to carry out specific activities for the City of York's CDBG funded Wooded Valley Park project. By executing this agreement, the contracted parties (the County and the City of York) agree that specific CDBG requirements are passed from the grantee (the County) to the subrecipient (City of York). By execution of this Agreement by both parties, the City of York, as the subrecipient, knowingly assumes responsibility for the expenditure of funds related to the series as outlined in the agreement. The City of York is scheduled to vote on this agreement May 5, 2026.

6. Council to approve the purchase of one new, unused, 40' custom mobile command vehicle and associated equipment from LDV Custom Specialty Vehicles of Burlington, WI, for use by Emergency Management from LDV Inc. of Burlington, WI, for a total cost not to exceed \$1,400,000.00 via cooperative purchasing, as provisioned by York County's Procurement Code §35008 (C).

**Executive Summary:** The Office of Emergency Management is requesting Council's authorization to purchase a custom mobile command vehicle and associated equipment.

7. Council to consider approving an engineering contract with LaBella Associates of Charlotte NC, in a not-to-exceed amount of \$45,348.00 for Preliminary Engineering Services associated with the Highway 557 Sewer Upgrade Project

**Executive Summary:** The Highway 557 Sewer Upgrade Project will provide sewer capacity for the north west sewer area in the Lake Wylie area. This initial contract is for preliminary engineering services.

8. Council to approve Contract Amendment #1 with Kimley Horn and Associates, Inc., in a not-to-exceed amount of \$176,416.87 for Project 24341-012: Hwy. 49/Bonum Road/Montgomery Road intersection.

**Executive Summary:** Council approved the original contract with Kimley Horn on April 28,

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2025. Since that time, preliminary surveys, traffic report, and conceptual reports/drawings have been completed. A public meeting has also been held for the project. The purpose of Amendment #1 is to provide for additional project management, survey/SUE services, roadway design, right of way acquisition services, hydraulic design and geotechnical services. The fee for Amendment #1 is a not to exceed amount of \$176,416.87. With Council approval, the total contract amount will be \$697,329.87.

9. Council to approve the declaration of a 1988 Ford C8000 KME Fire Pumper, VIN# 1FDYD80U8JVA36379,(Asset #03823/Fire Asset #112) as surplus property and to donate the surplus vehicle to Cherokee Kings Creek Volunteer Fire Department in Cherokee County, SC.

**Executive Summary:** The Fire Services Department is recommending Council's declaration of a decommissioned 1988 Ford C8000 KME Fire Pumper, as county surplus and to further authorize the donation of the fire apparatus to Cherokee Kings Creek Volunteer Fire Department in Cherokee County, SC.

10. Council to approve the purchase of two (2) each, new, unused, 2026 Ford Explorer Active AWD SUV's via state contract to Dick Smith Ford of Columbia, SC for the total cost of \$75,746.00, as provisioned by York County's Procurement Code §35.010 (D)(3).

**Executive Summary:** Public Works is recommending the purchase of two (2) 2026 Ford Explorer Active AWD SUV's for use by the Public Safety Communications Department.

11. Council to approve the purchase of two (2) each, new, unused, 2026 Ford Police Interceptor SUV's via state contract to Parks Ford of Hendersonville, NC for the total cost of \$96,648.00, as provisioned by York County's Procurement Code §35.010 (D)(3).

**Executive Summary:** Public Works is recommending the purchase of two (2) 2026 Ford Police Interceptor SUV's for use by the Sheriff's Office.

12. Council to approve the purchase of one (1) each, new, unused, 2026 Ford F-450 4x4 truck w/11' landscape dump body via state contract to Dick Smith Ford of Columbia SC, for the total cost of \$73,919.00, as provisioned by York County's Procurement Code §35.010 (D)(3).

**Executive Summary:** Public Works is recommending the purchase of one 2026 Ford F-450 4x4 truck w/11' landscape dump body for use by the Parks & Recreation Department.

13. Council to approve the purchase of one (1) each, new, unused, 2026 Ford F-250 4x4 truck w/8' service body via state contract to Parks Ford of Hendersonville, NC for the total cost of \$58,085.00, as provisioned by York County's Procurement Code §35.010 (D)(3).

**Executive Summary:** Public Works is recommending the purchase of one 2026 Ford F-250 4x4 truck w/8' service body for use by the Catawba Bend Preserve Division of the Parks & Recreation Department.

14. Council to approve the purchase of one each, new, unused, Ventrac 4520N tractor via State Contract to Smith Turf & Irrigation of Charlotte NC, for the total cost of \$71,207.16, as provisioned by York County's Procurement Code §35.010 (D)(3).

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**Executive Summary:** Public Works is recommending the purchase of one 2026 Ford F-450 4x4 truck w/11' landscape dump body for use by the Parks & Recreation Department.

15. Council to approve the purchase of one (1) each, new, unused, Mongoose 747-FR2000, 40 gpm @ 4,000 psi sewer jetter machine for use by the Utilities Department, to Jet-Vac of Sumter SC, for the total cost of \$134,486.63, via cooperative purchasing, as provisioned by York County's Procurement Code §35.008(C).

**Executive Summary:** This Mongoose 747-FR2000 sewer jetter machine is a capital approved addition in the FY25/26 Utilities Department budget. Public Works is recommending the purchase of one (1) Mongoose 747-FR2000 sewer jetter machine for use by the Utilities Department.

16. Council to authorize a Proclamation recognizing May 4-8, 2026 as Public Service Recognition Week.

**Executive Summary:** Public Service Recognition Week is important because it provides the opportunity to highlight York County employees for their hard work and dedication to our residents and our community.

17. Council to adopt a Resolution recognizing May 3-9, 2026 as National Correctional Officers and Employees Appreciation Week.
18. Council to approve a request from the York County Solicitor's Office to apply for, and to accept if awarded, carry forward funds from previously awarded SC Opioid Recovery Fund (SCORF) grant funding to the Solicitor's Office in an amount not to exceed \$93,932, to use during the next grant funding cycle beginning approximately July 2026.

**Executive Summary:** The Sixteenth Circuit Solicitor's Office is seeking to use carry forward funding from its previous SCORF project period to the upcoming project period beginning approximately July 2026.

19. Council to approve a request from the York County Solicitor's Office to apply for, and to accept if awarded, SC Opioid Recovery Fund (SCORF) grant funding in an amount not to exceed \$51,307 to use towards essential operations regarding approved SCORF opioid abatement strategies.

**Executive Summary:** The Sixteenth Circuit Solicitor's Office is seeking to apply for, and accept if awarded, SCORF funding to continue its opioid abatement strategies that were initiated with SCORF funding during the project phase of April 2025—March 2026.

20. Council to approve a request from Keystone Substance Abuse Services to apply for, and to accept if awarded, carry forward funds from previously awarded SC Opioid Recovery Fund (SCORF) grant funding to Keystone in an amount not to exceed \$14,347.60 to use during the next grant funding cycle beginning approximately July 2026.

**Executive Summary:** Keystone Substance Abuse Services is seeking to use carry forward funding in the amount of \$14,347.60 from its previous SCORF project period to the upcoming project period beginning approximately July 2026.

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21. Council to approve the Information Technology Department to apply for, and accept if awarded, the State and Local Cyber Grant Program funding in the amount not to exceed \$15,000 for forensic software.

**Executive Summary:** York County is seeking funding through the SLCGP grant funding program to purchase and implement Advanced Digital Forensics (ADF) Pro software. This software will enhance the County's ability to respond to cybersecurity incidents by enabling rapid, forensically sound imaging of endpoint systems and introducing new capabilities to image mobile devices which are currently not available.

### **Public Hearing(s)**

1. Rezoning Action: Hold a Public Hearing and Consider First Reading

|                           |                          |
|---------------------------|--------------------------|
| Case #                    | 26-03                    |
| Tax Map #                 | 292-00-00-010            |
| Zoning Request:           | Rezone from GC to RMX-20 |
| Acres:                    | 12.80                    |
| Council District:         | 3 - Adkins               |
| Applicant:                | Daniel Baker             |
| Owner:                    | Joyce and Daniel Baker   |
| Location:                 | Blessed Hope Road, York  |
| Planning Commission Date: | April 13, 2026           |
| Staff Recommendation:     | Approve                  |
| PC Recommendation:        | Approve (7-0)            |

**Executive Summary:** The purpose of the request is to subdivide the property to allow three large residential lots. The request to rezone from GC to RMX-20 aligns with the City of York's Future Land Use map and therefore is consistent with York County's York Forward 2035 Comprehensive Plan. The request would allow the housing types and density as expected in the FLU designation. A staff report and analysis with findings has been performed.

2. Rezoning Action: Hold a Public Hearing and Consider First Reading

|                           |                                                                                  |
|---------------------------|----------------------------------------------------------------------------------|
| Case #                    | 26-10                                                                            |
| Tax Map #                 | Glen Ridge, Steele Meadows, and Sheffield Point communities<br>(see TM# Exhibit) |
| Zoning Request:           | Rezone from RMX-20 to RMX-6                                                      |
| Acres:                    |                                                                                  |
| Council District:         | 7 - Cloninger                                                                    |
| Applicant:                | York County Council                                                              |
| Owner:                    | See Exhibit                                                                      |
| Location:                 | Fort Mill area                                                                   |
| Planning Commission Date: | April 13, 2026                                                                   |
| Staff Recommendation:     | Approve                                                                          |

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PC Recommendation: Approve (7-0)

**Executive Summary:** This item is a council-initiated request to rezone 184 parcels from RMX-20 to RMX-6. The parcels are within three existing townhome communities within the Fort Mill area, specifically Glen Ridge, Steele Meadows, and Sheffield Point. Staff sent certified letters to all property owners notifying them of the action. This action will have no effect on the manner in which the properties are currently used. However, it will remove their existing nonconforming status. A staff report and analysis with findings has been performed.

3. Rezoning Action: Hold a Public Hearing and Consider First Reading

Case # 26-11  
Tax Map # 501-00-00-029  
Zoning Request: Rezone from NC to RC  
Acres: 1.62  
  
Council District: 5 - Cox  
Applicant: Pratik Patel and Kanaiyalal Patel  
Owner: Pratik Patel and Kanaiyalal Patel  
Location: Chapel View Ct  
Planning Commission Date: April 13, 2026  
Staff Recommendation: Deny  
PC Recommendation: Deny (7-0)

**Executive Summary:** The purpose of the request is to develop the site with a gas station and convenience retail strip. The request to rezone from NC to RC is not consistent with the Future Land Use Map and Comprehensive Plan. While the subject parcel is located within a Rural Center node, the request would allow more intensive commercial development on a lot positioned directly across from residences. Further, this section of Chapel View Ct is primarily accessed by residential driveways and would be inappropriate for a higher-traffic business access point. Maintaining the NC rezoning district still allows for a lower intensive development that would be more appropriate for the existing residential uses. A staff report and analysis with findings has been performed.

4. Rezoning Action: Hold a Public Hearing and Consider First Reading

Case # 26-12  
Tax Map # 544-00-00-210  
Zoning Request: Rezone from UD to LI  
Acres: 0.99  
Council District: 6 - Huckabee  
Applicant: Ciara Britney Fenton, Kelly Faile  
Owner: Zane Allen Fenton  
Location: Grayson Road, Rock Hill

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Planning Commission Date: April 13, 2026  
Staff Recommendation: Approve  
PC Recommendation: Approve (7-0)

**Executive Summary:** The purpose of the request is to build and operate a Machine Shop. The request to rezone from UD to LI is not consistent with the future land use map designation of *Single Family Residential*. However, residential development as indicated by the FLU designation would not be appropriate for this property given its position at the center of a light industrial area. A staff report and analysis with findings has been performed.

5. Rezoning Action: Hold a Public Hearing and Consider First Reading

Case # 26-13  
Tax Map # 313-00-00-002  
Zoning Request: Rezone from RSF-40 to AGC  
Acres: 43.18  
Council District: 3 - Adkins  
Applicant: Michael and Susan Deckert  
Owner: Michael and Susan Deckert  
Location: True Road, McConnells  
Planning Commission Date: April 13, 2026  
Staff Recommendation: Approve  
PC Recommendation: Approve (7-0)

**Executive Summary:** The purpose of the request is to permit the construction of a barn to facilitate the use of the property for timberland. The request to rezone from RSF-40 to AGC is consistent with the future land use map designation of Agriculture. The proposed AGC zone will permit the expected land uses, scale, and character of the Agriculture FLU designation. A staff report and analysis with findings has been performed.

6. Rezoning Action: Hold a Public Hearing and Consider Third Reading

Case # 26-07  
Tax Map # 719-00-00-100  
Zoning Request: Rezone from LI to GC  
Acres: 50.803  
Council District: 7 - Cloninger  
Applicant: Stephen McCrae  
Owner: The Eubanks Family Limited Partnership  
Location: Gold Hill Road and Highway 21, Fort Mill  
Planning Commission Date: March 9, 2026  
Staff Recommendation: Approve  
PC Recommendation: Approve (7-0)

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**Executive Summary:** The request is to facilitate future commercial development. The rezoning request is consistent with York County's York Forward 2035 Future Land Use Map and Comprehensive Plan. The requested GC zone allows for land uses that befit the I-77 Corridor future land use designation, including hotels, offices, and restaurants. Also, the requested zone for a property of this scale provides the opportunity to develop a cohesive business park or commercial center within an urbanized area of the county. A staff report and analysis with findings has been performed.

7. Council to Hold a Public Hearing and Consider Third Reading of AN ORDINANCE TO AMEND THE YORK COUNTY CODE OF ORDINANCES BY ADDING CHAPTER 37, ENTITLED "AMBULANCE SERVICE FRANCHISES" IN ORDER TO ESTABLISH A FRANCHISE REQUIREMENT FOR AMBULANCE SERVICE PROVIDERS OPERATING WITHIN YORK COUNTY FOR EMERGENCY PATIENT TRANSPORT; TO ESTABLISH THE TERMS AND CONDITIONS UPON WHICH NON-EXCLUSIVE FRANCHISES MAY BE GRANTED TO PRIVATE AMBULANCE SERVICES; TO ESTABLISH PROCEDURES FOR FRANCHISE APPLICATIONS, THE PAYMENT OF FRANCHISE FEES, THE PERIOD OF OPERATION GRANTED BY SUCH FRANCHISE, RENEWAL PROCEDURES, AND THE STANDARDS APPLICABLE TO SUCH FRANCHISES; TO ESTABLISH APPEAL PROCEDURES FOR DENIAL OF AN INITIAL OR RENEWAL APPLICATION, OR THE TERMINATION OR RESTRICTION OF A FRANCHISE; TO ESTABLISH PENALTIES FOR VIOLATION OF THIS ORDINANCE; TO HOLD A PUBLIC HEARING; AND TO PROVIDE FOR OTHER MATTERS RELATED THERETO.

**Executive Summary:** The proposed York County Ambulance Service Franchise Ordinance establishes a formal regulatory and oversight framework for the County's 911 EMS System. The ordinance creates a structured franchise requirement for ambulance providers operating within the County and establishes a collaborative review and operational oversight mechanism to guide system performance, modernization, and expansion. Adoption of this ordinance will formalize County oversight, enhance accountability, and position York County to strategically manage growth and service quality within the 911 EMS System. County Council passed first reading on March 16, 2026.

## Old Business

1. Rezoning Action: Consider Third Reading

|                           |                          |
|---------------------------|--------------------------|
| Case #                    | 26-06                    |
| Tax Map #                 | 650-00-00-336            |
| Zoning Request:           | Rezone from PD to GC     |
| Acres:                    | 1.776                    |
| Council District:         | 1 - Audette              |
| Applicant:                | TWP Ft Mill Retail, LLC  |
| Owner:                    | 2648 Highway 160 RE, LLC |
| Location:                 | Highway 160 W. Fort Mill |
| Planning Commission Date: | March 9, 2026            |

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Staff Recommendation: Approve  
PC Recommendation: Approve (7-0)

**Executive Summary:** The request is to facilitate two drive-through businesses with contemporary development standards, as opposed to those in place in 2008, which are bound to this site by an older Planned Development District. The rezoning request is not consistent with the York Forward 2035 Future Land Use Map designation of Neighborhood Residential. However, the subject property has frontage on Highway 160, abuts another parcel zoned GC, and the proposed uses are consistent with those in the existing PD. A staff report and analysis with findings has been performed.

2. Council to give third reading of AN ORDINANCE TO AMEND CHAPTER 70, BY ADDING NEW SECTION 70.11 OF THE YORK COUNTY CODE OF ORDINANCES, AS IT RELATES TO THE REGULATION OF GOLF CARTS OPERATING ON AND WITHIN THE COUNTY PUBLIC ROADWAYS WITHIN THE BAXTER VILLAGE TRADITIONAL NEIGHBORHOOD DISTRICT; TO HOLD A PUBLIC HEARING; AND TO PROVIDE FOR OTHER MATTERS RELATED THERETO.

**Executive Summary:** Following state enabling legislation, the proposed ordinance would allow golf carts to operate on public streets within the Baxter community, as delineated by the Baxter Village Traditional Neighborhood District. The ordinance establishes basic safety rules for the use of golf carts on local roads in the community.

### **New Business**

1. Council to consider FIRST READING OF AN ORDINANCE TO ESTABLISH THE OPERATING AND CAPITAL BUDGETS FOR THE OPERATION OF THE COUNTY GOVERNMENT OF YORK COUNTY FOR THE FISCAL YEAR COMMENCING JULY 1, 2026; TO PROVIDE FOR THE LEVY OF TAXES FOR YORK COUNTY FOR THE FISCAL YEAR COMMENCING JULY 1, 2026; TO PROVIDE FOR THE EXPENDITURE OF TAX REVENUES AND OTHER COUNTY FUNDS; TO ESTABLISH A CONSOLIDATED FEE SCHEDULE FOR ALL EXISTING COUNTY FEES RELATIVE TO THE OPERATION OF COUNTY GOVERNMENT, ITS BOARDS, AGENCIES, AND DEPARTMENTS; AND TO PROVIDE FOR OTHER MATTERS RELATED THERETO.

**Executive Summary:** The FY 27 budget is a financial plan that aligns available resources with strategic priorities. It reflects a balanced approach to maintaining fiscal responsibility by ensuring expenditures do not exceed revenues while investing in long-term sustainability and quality of life for residents. To review the FY 2027 recommended budget, please visit: FY 27 Digital Budget book

### **Committee and Other Reports**

Justice & Public Safety Committee meeting, Wednesday, April 22, 2026, 6:00pm Chairman Tommy Adkins

Economic Development Committee meeting, Wednesday, April 29, 2026, 6:00pm Chairman Watts

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Huckabee

**Citizen Concerns**

**Council Member New/Non-agenda Comments**

**Executive Session**

Receipt of Legal Advice: General Litigation Updates

Receipt of Legal Advice/Discussion Regarding Personnel Matters: Reviews: Clerk to Council, County Manager, County Attorney

**Matters for consideration following Executive Session**

**Adjourn**

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