POLK COUNTY BOARD OF COMMISSIONERS
REGULAR MEETING MINUTES
SEPTEMBER 01, 2026 6:05 PM

COMMISSIONERS PRESENT:

Commissioners Hal Floyd, Michael Gravett, Linda Liles, David McElwee, John Paschal and Chuck Thaxton.

OTHERS PRESENT:

County Manager Matt Denton, Assistant County Manager Connor Hooper, County Attorney Brad McFall, and County Clerk Jaime Armstrong.

CALL TO ORDER:

Chairman Chuck Thaxton called the meeting to order at 6:05 p.m.

APPROVAL OF AGENDA

1. **Consider approval of agenda for the Regular Meeting of September 01, 2026.**

   Chairman Thaxton called for a Motion. Motion was made by Commissioner Gravett to approve the agenda for the Regular Meeting of September 01, 2026 with the amendment to add: Consideration of an agreement with Jody Overcash for professional grant services effective January 01, 2024. Second by Commissioner Liles. Motion passed unanimously.

APPROVAL OF MINUTES

1. **Consider approval of Minutes for the Regular Meeting of August 04, 2026.**

   Chairman Thaxton called for a Motion. Motion was made by Commissioner Liles to approve the Minutes for the Regular Meeting of August 04, 2026. Second by Commissioner Floyd. Motion passed unanimously.

NEW BUSINESS

1. **V26-07: Consideration of request from FSP Cedartown, LLC represented by Brandon Crim for a variance to reduce the minimum mobile home size located at 1319 McKibben Street, Cedartown (Parcel: 025C-144). Planning Commission recommended approval.**

   The applicant was present at the Work Session to answer any questions the Commissioners may have prior to consideration of the requests at their Regular Meeting.

   Chairman Thaxton called for a Motion. Motion was made by Commissioner McElwee to approve the request from FSP Cedartown, LLC represented by Brandon Crim for a variance to reduce the minimum mobile home size located at 1319 McKibben Street, Cedartown (Parcel: 025C-144). Second by Commissioner Paschal. Motion passed with Commissioners Floyd, McElwee and Paschal voting in favor; Commissioners Gravett and Liles voted against.

2. **V26-08: Consideration of request from Bradley McCurdy for variance on property located at 3849 Treat Mountain Road, Cedartown requesting 73’ relief from front setback requirement for a 40’ x 60’ pole barn (Parcel: 021-010). Planning and Zoning Commission recommended approval.**

   The applicant was present at the Work Session to answer any questions the Commissioners may have prior to consideration of the requests at their Regular Meeting.

   Chairman Thaxton called for a Motion. Motion was made by Commissioner Gravett to approve the request from Bradley McCurdy for variance on property located at 3849 Treat Mountain Road, Cedartown requesting 73’ relief from front setback requirement for a 40’ x 60’ pole barn (Parcel: 021-010). Second by Commissioner Paschal. Motion unanimously.

3. **Z26-11: Consideration of request from Sharon Thomas for zoning change from on 5 acres A-1 to R-1 on property located at 4074 Rome Road, Aragon (Parcel: 052-024). Planning and Zoning Commission recommended deny.**

   The applicant was present at the Work Session to answer any questions the Commissioners may have prior to consideration of the requests at their Regular Meeting.

   Chairman Thaxton called for a Motion. Motion was made by Commissioner Gravett to approve the request from Sharon Thomas for zoning change from on 5 acres A-1 to R-1 on property located at 4074 Rome Road, Aragon (Parcel: 052-024). Second by Commissioner Liles. Motion unanimously.

4. **Z26-12: Consideration of request from Ricky Dempsey and Charles Dempsey for zoning change on 5.96 acres from A-1 to R-1 on property located at 1586 and 1622 Antioch Road, Cedartown (Parcels: 032-058 & 032-057). Planning and Zoning Commission recommended approval.**

   The applicant was present at the Work Session to answer any questions the Commissioners may have prior to consideration of the requests at their Regular Meeting.

   Chairman Thaxton called for a Motion. Motion was made by Commissioner Floyd to approve the request from Ricky Dempsey and Charles Dempsey for zoning change on 5.96 acres from A-1 to R-1 on property located at 1586 and 1622 Antioch Road, Cedartown (Parcels: 032-058 & 032-057). Second by Commissioner McElwee. Motion unanimously.

5. **Z26-13: Consideration of request from Tinney Properties, LLC represented by Mike Tinney for zoning change from A-1 to C-1 on property located at 1412 S. Main Street, Cedartown (Parcels: 025C-039 & 025C-040). Planning and Zoning Commission recommended approval.**

   The applicant was present at the Work Session to answer any questions the Commissioners may have prior to consideration of the requests at their Regular Meeting.

   Chairman Thaxton called for a Motion. Motion was made by Commissioner Liles to approve the request from Tinney Properties, LLC represented by Mike Tinney for zoning change from A-1 to C-1 on property located at 1412 S. Main Street, Cedartown (Parcels: 025C-039 & 025C-040). Second by Commissioner Paschal. Motion unanimously.

6. **Z26-14: Consideration of request from Douglas Rice for zoning change on 4.08 acres from A-1 to R-1 on property located at 268 McKibben Road, Buchanan (Parcel: 033-069). Planning and Zoning Commission recommended approval.**

   The applicant was present at the Work Session to answer any questions the Commissioners may have prior to consideration of the requests at their Regular Meeting.

   Chairman Thaxton called for a Motion. Motion was made by Commissioner Paschal to approve the request from Douglas Rice for zoning change on 4.08 acres from A-1 to R-1 on property located at 268 McKibben Road, Buchanan (Parcel: 033-069). Second by Commissioner Gravett. Motion unanimously.

7. **Consideration of a resolution for the purchase of (3) 2025 Ford Explorers from Hardy Family Ford $126,540.00 and (1) 2025 Ford Explorer from Prater Ford for the Sheriff's Office in the amount of $43,117.00 to be funded from 2020 SPLOST.**

   Chairman Thaxton called for a Motion. Motion was made by Commissioner McElwee to approve the resolution for the purchase of (3) 2025 Ford Explorers from Hardy Family Ford $126,540.00 and (1) 2025 Ford Explorer from Prater Ford for the Sheriff's Office in the amount of $43,117.00 to be funded from 2020 SPLOST. Second by Commissioner Liles. Motion unanimously.

8. **Consideration of a recommendation from the Public Works Committee to demolish the old Esom Hill Fire Station and surplus the property to be sold by sealed bid.**

Chairman Thaxton stated the Motion as recommended by the Public Works Committee is to demolish the old Esom Hill Fire Station and surplus the property to be sold by sealed bid. Motion unanimously.

9. Consideration of an amended funding agreement with the University of Georgia Extension Service.

The Extension Service has requested to reallocate $4,419.00 from an already approved part-time position, which they intend to eliminate by this action to the salary of the Extension Agent Position. The Extension Agent is vacant, and they are currently recruiting for the position. This proposed amended agreement simply authorizes the use of the funds. This does not create an increase in their budget for FY27.

Chairman Thaxton called for a Motion. Motion was made by Commissioner Paschal to approve an amended funding agreement with the University of Georgia Extension Service. Second by Commissioner Floyd. Motion unanimously.

10. Consideration of an agreement with Hope for Returning Citizens, Inc. for services associated with Opioid Use Disorder and Substance Use Disorder.

$12,500.00 was allocated in Fund 213 (Opioid Fund) for FY 2027 for this purpose. Hope for Returning Citizens is a Non-Profit Organization providing services eligible for Opioid Funds. County Attorney McFall has reviewed and approved the agreement.

Chairman Thaxton called for a Motion. Motion was made by Commissioner Liles to approve an agreement with Hope for Returning Citizens, Inc. for services associated with Opioid Use Disorder and Substance Use Disorder. Second by Commissioner McElwee. Motion with Commissioners Gravett, Liles, McElwee and Paschal voting in favor. Commissioner Floyd abstained due to his association with the organization.

11. Consideration of an appointment to the Board of Assessors to fill the unexpired term of Tom Reilly, term to expire December 31, 2027.

This is an at-large appointment. The typical term is 4 years.

Chairman Thaxton called for a Motion. Motion was made by Commissioner Gravett to table the appointment to the Board of Assessors. Second by Commissioner McElwee. Motion unanimously.

12. Consideration of the surplus of a 1999 Ford F-250 (VIN: 3935), 2013 Dodge Charger (VIN: 0499), two zero turn mowers, and a Ford 3000 Tractor to be sold on GovDeals.

Chairman Thaxton called for a Motion. Motion was made by Commissioner Floyd to approve the surplus of a 1999 Ford F-250 (VIN: 3935), 2013 Dodge Charger (VIN: 0499), two zero turn mowers, and a Ford 3000 Tractor to be sold on GovDeals. Second by Commissioner Paschal. Motion unanimously.

13. Consideration of the appointment of Landon Hendrix as the ACCG-IRMA and ACCG–GSIWCF Safety Coordinator.

A Safety Coordinator must be appointed per the requirements of the ACCG-IRMA and ACCG–GSIWCF Safety Programs. A new Safety Coordinator needs to be appointed following the retirement of EMA Director Bobby Dockery. The Safety Coordinator is responsible for attending training presented by Local Government Risk Management Services, working with management to coordinate safety training for supervisors and employees, and holding quarterly meetings to review all incidents and accidents impacting employees of the organization and the general public, among other duties and responsibilities. Their main duty is to ensure that the county complies and adheres to the required guidelines to reduce work-related injuries, which qualifies ACCG members for respective safety discounts when the conditions are met.

Chairman Thaxton called for a Motion. Motion was made by Commissioner Paschal to approve the appointment of Landon Hendrix as the ACCG-IRMA and ACCG–GSIWCF Safety Coordinator. Second by Commissioner Liles. Motion unanimously.

14. Consideration of an agreement with Jody Overcash for professional grant services effective January 01, 2024.

The proposed agreement stems from an administrative oversight. Jody Overcash has been providing grant administration services for the Judicial ARPA Grant since 2024. However, the referenced agreement was never officially approved and signed by the Board.

Chairman Thaxton called for a Motion. Motion was made by Commissioner Liles to approve the agreement with Jody Overcash for professional grant services effective January 01, 2024. Second by Commissioner Floyd. Motion unanimously.

COUNTY MANAGER'S REPORT

County Manager Denton reviewed the Finance Report as based upon recorded records as of June 30, 2026. He reported that Revenues were at 85.1%, Expenses were at 93.4%, and Agency Allocations were at 98.8%.

COMMISSIONER COMMENTS

Commissioner McElwee congratulated the City of Cedartown on the groundbreaking of the Corners of Cedartown retail development, the City of Rockmart on their turnout for the Aaron Tippin concert, which was the first event at the Amphitheatre, and the Fire Department on the new Esom Hill Fire Station.

Commissioner Floyd expressed his appreciation to all of those in attendance, to his fellow Board members for the work that they do within the Committees and to Administration for all that they do. He also wished everyone a safe and happy Labor Day.

Commissioner Paschal thanked everyone for being in attendance.

Commissioner Liles echoed Commissioners Floyd and Paschal.

Commissioner Gravett had no comment.

Commissioner Thaxton announced that Ms. Alli Ellard with United Way was unable to attend to the Work Session due to an illness so if they will hold on to the packet of information provided, she can reschedule to attend a future meeting.

ADJOURN

Chairman Thaxton adjourned the meeting.

POLK COUNTY BOARD OF COMMISSIONERS

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CHARLES THAXTON, CHAIRMAN

ATTEST:

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JAIME ARMSTRONG, COUNTY CLERK