



BALDWIN COUNTY BOARD OF COMMISSIONERS WORK SESSION

September 02, 2025

1601 N Columbia St, Suite 220

5:30 PM

MINUTES

PRESENT

Andrew Strickland, Chair
Kendrick Butts, Vice Chair
Sammy Hall
Emily C. Davis
Scott Little

OTHERS

Carlos Tobar
Dawn Hudson
Brandon Palmer
Bo Danuser

CALL TO ORDER

Chairman Andrew Strickland called the meeting to order at 5:30 PM.

ADMINISTRATIVE/FISCAL MATTERS

Short Term Rentals

County Attorney Brandon Palmer review proposed changes to the Short-Term Rentals including:

- Changed the name from "short term vacation rentals" to "short term rentals" to be more encompassing,
- Defined bedroom in alignment with international code requirement as a sleeping room and used for no other primary purpose other than a sleeping room or bedroom,
- Changed the number of certificates issued to no more than 150 per year; the certificates expire annually,
- Adding a new section to set the distance requirements where there shall be no more than 500 feet between the boundary line of one existing short-term rental and the boundary line of any other short-term rental; and that it only applied to new applications and not renewals,
- Setting maximum day and night occupancy at 2 persons per bedroom plus two additional persons with a hard cap of 12 persons,
- Requiring written approval if there is a Home Owners Association,
- Providing a right to inspect premises,
- Ensuring the dwelling has proper trash receptacles.

The commissioners discussed the procedure for selecting who got one of the 150 application, renewal applications were being prioritized over new applicants, the 500-foot rule and how it impacted new applicants, substantial investments were made in properties with no guarantee to generate revenue, having a fair playing field for everyone making applications, amending the ordinance to allow everyone to apply for a short term rental license on a first come first serve basis with all application taken on a specific calendar day.

Mr. Palmer stated he needed to research any potential vested right issues that might be caused by not prioritizing renewals because they already have a certificate.

The discussion continued about setting a timeframe and deadline for accepting renewals/applications.

There was a discussion about the maximum number of people allowed on the premises not just in the dwelling and establishing that those number limits applied both day and night.

There were comments from the audience and then discussion about the short-term rentals becoming event spaces rather than a family vacation spaces; how large numbers on premises impact neighbors, how it impacted septic systems.

It was the consensus of the commission that the number caps applied to the whole premises rather than just the dwelling.

Alcohol License Applications

Commissioner Little made a motion to table the discussion on alcohol license applications. Commissioner Davis seconded the motion and the motion passed unanimously.

ADJOURNMENT

Commissioner Little made a motion to adjourn the work session. Commissioner Hall seconded the motion and the motion passed unanimously.

The September 2, 2025 work session was adjourned at 5:57 PM.

Submitted,



Andrew Strickland, Chair
Baldwin County Board of Commissioners

ATTEST:



Bo Danuser, County Clerk
Baldwin County, Georgia

