



**BALDWIN COUNTY  
PUBLIC HEARING**

July 16, 2024

1601 N Columbia St, Suite 220

5:00 PM

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**MINUTES**

**MEMBERS PRESENT**

John Westmoreland  
Kendrick Butts  
Henry Craig (Virtual)  
Emily Davis  
Sammy Hall

**OTHERS PRESENT**

Carlos Tobar  
Brandon Palmer  
Dawn Hudson  
Cindy Cunningham

**CALL TO ORDER**

Chairman John Westmoreland called July 16, 2024 Public Hearing to order at 5:00 p.m.

**ADMINISTRATIVE/FISCAL MATTERS**

**Short Term Vacation Rentals**

Chairman John Westmoreland stated this is a Public Hearing to discuss proposed revisions to the County's Short Term Vacation Rentals Ordinance.

Attorney Brandon Palmer stated the County received comments and requests from citizens requesting revisions to the County's Short Term Vacation Rentals Ordinance to make it more effective. He presented proposed revisions based on Commissioners' input, citizens comments and other ordinances of counties throughout the state. Mr. Tobar reported the proposed revisions have been submitted to Visit Milledgeville which is the agency that helps the County administer the program.

Commissioner Sammy Hall stated this is a Public Hearing, and citizens should make their comments regarding this matter.

Mr. Jeff Kelly, 143B Admiralty Way, expressed his appreciation to Commissioners and staff for addressing needed revisions to the ordinance. He stated he had reviewed the proposed changes and believes it is a good step forward in addressing short term vacation rentals. He concluded that he realizes there are certain things that have to be clarified such as enforcement; fees and penalties. However, he feels it will be an improvement over the current ordinance.

Ms. Pam Peacock, 196 Montego Bay Road, expressed her appreciation to the Board for looking into making revisions to the ordinance. She stated her neighborhood has been definitely been impacted by short term vacation rentals through situations involving loud noise, trespassing, trash and parking issues. She also expressed concerns about enforcement of the

ordinance, properties not registering and not obtaining the required permits. Ms. Peacock requested that the County make a list available to citizens of all properties registered as short term vacation rentals so residents will know which properties in their neighborhoods are being used as short term vacation rentals.

Mr. Jarrod Morse, Christy Lane, stated he has dealt with short term vacation rentals in other counties and is concerned that registered agents do not respond when contacted. He questioned how to make agents responsible rather than just being a named party to the permit.

Mr. Robert Binion, Realtor, suggested the County meet with the area realtors to communicate aspects of the ordinance to them so realtors can inform clients and property owners of the rules and regulations of short term vacation rentals.

Mr. David Perry, 237 Fox Hill Road, stated he has a cottage that he rents through Air BnB. He referenced the section related to a rental agreement. He said he does not have a rental agreement for his property; he has rules and regulations that he has his renters comply with. He also addressed the section stating renters must abide by all County ordinances because they would have no way of knowing what all County ordinances are that they are required to follow. Mr. Perry expressed concern with the section regarding number of vehicles allowed to park at property and the requirement that no recreational vehicle is permitted. He stated he has a large property and does allow recreational vehicles at the cottage.

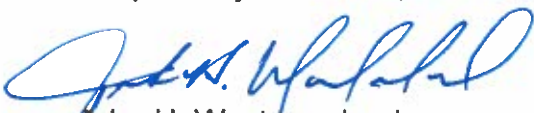
Commissioners discussed matters specific to the ordinance, i.e., registration and permitting requirements, registered agents and their responsibilities, enforcement and citations. They discussed who is responsible for the property when rented; who neighbors should contact when they believe the ordinance is being violated, warnings, amount applied to various citations, number of citations before a permit is revoked and whether there should be a limit on the number of short term vacation rental permits issued by the County.

Commission stated they will continue to review the ordinance for proposed amendments and action will be taken at a future meeting.


### **ADJOURNMENT**

Commissioner Sammy Hall made a motion to adjourn the meeting at 6:00 p.m. Vice Chairman Kendrick Butts seconded the motion and it passed unanimously.

Respectfully submitted,



John H. Westmoreland  
Chairman



Cynthia K. Cunningham  
County Clerk