



BALDWIN COUNTY COMMISSIONERS PUBLIC HEARING - SHORT TERM RENTAL

December 02, 2025

1601 N Columbia St, Suite 220

5:00 PM

MINUTES

PRESENT

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

OTHERS

Carlos Tobar
Brandon Palmer
Bo Danuser

CALL TO ORDER

Chairman Strickland called the December 2, 2025 Public Hearing for amendments made to the Short-Term Rental chapter of the Code of ordinances to order at 5:00 PM.

PUBLIC HEARING

Short Term Rental

Chairman Strickland recognized those requesting to speak.

Jeff Kelley spoke in favor of the short-term rental ordinance stating he had problems living between two short term rental properties.

County Attorney Brandon Palmer reviewed the changes that were made to the ordinance including:

- Creating a new article in Chapter 22 entitled short term rentals,
- Change of name of the article from short term vacation rentals to short term rentals,
- Adding a number of definitions including a definition for bedroom and definitions for the residential dwelling unit,
- Adding a cap on number of certificates to 150 annually,
- Certificates would expire at the end of the year but existing but applications would be prioritized,

- Adding a distance requirement of 300 feet from boundary line to boundary line
- Adding Fire Marshal in the enforcement,
- Clarifying the maximum occupancy both day and night at 2 persons per bedroom plus 2 additional persons up to a maximum of 12 persons on the property,
- Granting the County the right to inspect the premises and correcting violation,
- Adding regulations for fire and carbon monoxide alarms, fire extinguishers requiring installation and maintenance,
- Requirement for at least one 95-gallon trash containers per every 4-person occupancy limit.

Desiree Liggins spoke in opposition to the short-term rentals stating:

- she felt the stipulations created a revenue disadvantage to Baldwin County, this community was a recreational college area where people came to play on the lake and river and then left because there was no industry here,
- asked why there needed to be a 150 cap when there were only 65 at present, they weren't even close to the cap,
- she asked why the commissioners were spending so much time on the short-term rentals and not on the deadbeat rental people,
- the commissioners needed to spend energy on all of Baldwin county, not just people on the lake.

Robert Binion addressed the commissioners stating that he was not against the ordinance, but asked that the ordinance be tweaked to include:

- not have a cap on the number of short-term rentals,
- opposed the 300 feet distance factor, it would be a nightmare to police and was unfair to anyone who wanted to have a short-term rental.

Commissioner Little stated that the cap was more than double what were licensed for, it would give the county the opportunity to evaluate when the applications reached the cap; code enforcement would be in place at the beginning of the year; the commissioners would be able to beta test and weigh the number of complaints and violations closer to capacity; the ordinance could always be changed; and they had a to have strategy and be in front.

Commissioner Strickland stated that commissioners had to foster community, not foster a neighborhood of commercial hotels, he also pointed out that the residential home owners would be taxed out by inflated commercial property sales.

Maurice Liggins spoke stating he wasn't necessary for or against the ordinance but he did have questions. He stated and asked:

- there were not too many good places to stay in Milledgeville,
- When he and his family traveled they got an Airbnb,
- There may be more that 12 people congregating,
- Asked what the commissioners were trying to accomplish with the ordinance,
- Stated the lake was a commodity,
- Asked how other lake communities handled their short-term rentals,
- Asked if there were personnel to enforce the ordinance,
- Asked how the county would monitor complaints on weekends,
- He stated owning lakefront property was a fad,

- Stated the lake would not be quiet at all times, especially when there were events,
- Asked who the commissioners were trying to keep out by making the rules so strenuous.

There was a discussion about being proactive, applying short term rental ordinance to all parcels, not just those on the lake, the terms of the ordinance including definitions, and addressing for issues.


Mr. Liggins stated that no one outside the lake complained about an Airbnb.

ADJOURNMENT

Commissioner Little made a motion to adjourn. Commissioner Butts seconded the motion and the motion passed unanimously.

The December 2, 2025 Short Term Rental Public Hearing was adjourned at 5:25 PM.

Submitted,

A handwritten signature in blue ink, appearing to read "A. Strickland", is written over a horizontal line.

Andrew Strickland, Chairman

ATTEST:

A handwritten signature in blue ink, appearing to read "Bo Danuser", is written over a horizontal line.

Bo Danuser, County Clerk
Baldwin County, Georgia