



# Planning Commission Meeting AGENDA

Thursday, August 21, 2025 6:00 p.m.

Municipal Hall Courtroom

1. Meeting called to order:
2. Approval of August agenda
3. Old Business
  - a) Zoning Ordinance amendments
4. New Business
  - a) Proposal to amend the Zoning Ordinance to add a definition and distance requirements for "Vape Shops"
5. Next Regular Board Meeting: **Thursday, September 18, 2025** at the Municipal Complex Courtroom at 6 p.m.
6. Adjourn-

Present:

Guests:



**OFFICIAL PUBLIC NOTICE of**  
**PUBLIC HEARING:**

**ITEM:** Consideration to amend the Zoning Ordinance of the City of Cornelia at CHAPTER 42, ARTICLE X, SECTION 42.2- DEFINITIONS, CHAPTER 42, ARTICLE V, TABLE 7.1- NON-RESIDENTIAL ZONING DISTRICTS, and ARTICLE VI- SPECIFIC USE PROVISION to add a section “VAPE SHOPS” in the city limits. Interested parties may examine the proposed amendments at Cornelia City Hall located at 181 Larkin Street Monday thru Friday from 8:00 AM to 5:00 PM.

The **City of Cornelia Planning Commission** will hold a public hearing and make recommendation(s) on the above item in the Municipal Court Room located at 181 Larkin Street. The hearing will take place on **Thursday, August 21, 2025 at 6:00 PM.** At said hearing, all parties at interest and citizens shall have the opportunity to be heard relative to the proposed amendment.

The **Cornelia City Commission** will hold a public hearing in order to consider the recommendation of the Cornelia Planning Commission on the above item. The hearing will take place in the Municipal Court Room, located at 181 Larkin Street, on **Tuesday, September 2, at 6:00 PM.** At said hearing, all parties at interest and citizens shall have the opportunity to be heard relative to the proposed changes. Copies of the proposed changes are available for review at Cornelia City Hall located at 181 Larkin Street.

Georgia Law requires that all parties who have made campaign contributions to any member of the Cornelia City Commission in excess of two hundred and fifty dollars (\$250) within two (2) years immediately preceding the filing of this request, and who desire to appear at the public hearing in opposition to the application, shall at least five (5) days prior to the public hearing, file a campaign contribution report with the Planning Department.

As set forth in the Americans with Disabilities Act of 1992, the City of Cornelia does not discriminate based on disability and will assist citizens with special needs given adequate notice. For information, call 706-778-8585.

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AN ORDINANCE OF THE CITY OF CORNELIA, GEORGIA AMENDING CHAPTER 42 OF THE CODE OF ORDINANCES OF THE CITY OF CORNELIA SO AS TO ESTABLISH A DEFINITION AND REGULATIONS REGARDING VAPE SHOPS IN THE CITY LIMITS; TO SET AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

IN THE CITY OF CORNELIA, GEORGIA  
Ordinance No. 08-25-01

WHEREAS, the duly elected governing authority of the City of Cornelia, Georgia is authorized under Article IX, Section II, Paragraph III of the Constitution of the State of Georgia to adopt reasonable ordinances to protect the public health, safety, and welfare of the citizens of the City of Cornelia, Georgia; and

WHEREAS, the duly elected governing authority of the City of Cornelia, Georgia is the Mayor and City Commission; therefore, and

WHEREAS, the governing authority desires to adopt certain regulatory provisions in regard to Vape Shops in the City of Cornelia, Georgia.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF CITY OF CORNELIA, GEORGIA, AND IT IS ESTABLISHED AS FOLLOWS:

Section 42.2 – Definitions

Vape shop - a retail store that specializes in selling products related to vaping, including electronic cigarettes (also known as vapes or e-cigarettes), e-liquids (also known as vape juice), and accessories like batteries, coils, cartridges, vaporizers, hookah products, rolling papers, pipes, cleaning solutions and replacement parts. This is a specialty store whose primary sales (more than 60%) come from vape or vape related products.

Article V. Non-Residential Zoning District Requirements

Table 7.1

Permitted and Conditional Uses in Non-Residential Zoning Districts

P = Permitted Use C = Conditional Use X = prohibited

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	O-P	B-1	B-2	CBD	HB	LI	HI
Vape Shop	X	X	X	X	P	P	P

## Article VI – Specific Use Provisions

- Sec. 42- License available only for properties zoned HB, LI, and HI

A License for a Vape Shop shall only be issued in Highway Business District, Light Industrial, and High Industrial Zones of the city and is prohibited in all other zones.

(a) No Vape Shop shall be allowed within 1,000 feet of any school building, education building, school grounds, college campus, or day care facility in the city limits of Cornelia. Additionally, no Vape Shop shall be allowed within 1,500 feet of another Vape Shop.

Section 2. Conflicting Laws and Regulations. All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed. Nothing in this ordinance shall be deemed to conflict with the International Property Maintenance Code at the time of its passage.

Section 3. Severability. If any of the provisions of this resolution or the application thereof to any person or circumstances are held invalid, such invalidity shall not affect other provisions or applications of the resolution which can be given effect without the invalid provision or application, and to this end, the provisions of this resolution are declared to be severable.

Section 4. Effectivity. This ordinance will become effective upon its adoption.

Posted: \_\_\_\_\_

Adopted: \_\_\_\_\_

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John Borrow, Mayor

Attest: \_\_\_\_\_  
Debbie Turner, City Clerk

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(SEAL)