



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: WORK SESSION, FEBRUARY 11, 2026

AGENDA CATEGORY: GENERAL CITY BUSINESS

Item: RZM2025-00023; Curt Thompson; 464 West Pike Street

Department: Planning and Development

Date of Meeting: Wednesday, February 11, 2026

Presented By: Todd Hargrave, Director of Planning and Development

Applicants Request: Rezone the Subject Property from BG (General Business District) to CMU (Community Mixed-Use) to Allow for a Mixed-Used Development

Planning & Development Recommendation: Approval with Conditions

Planning Commission Recommendation:

Summary: The applicant is requesting to rezone the subject property to CMU (Community Mixed-Use District) to develop a total of 146 housing units, including approximately 138 apartment units and eight (8) townhouse units, as well as ~9,400 square feet of retail/commercial space along West Pike Street. The subject property is an approximately 5.15-acre parcel located along the southern right-of-way of West Pike Street at the intersection of Pike Park Drive, just south of where West Pike Street crosses the CSX rail corridor.

Attachments/Exhibits:

- RZM2025-00023_FULLATTCHMNTS_11212025.pdf