



CITY OF LEEDS, ALABAMA

BOARD OF ZONING ADJUSTMENTS AGENDA

City Hall Annex - 1412 9th St., Leeds, AL 35094

September 16, 2025 @ 5:00 PM

CALL TO ORDER:

ROLL CALL:

DETERMINATION OF QUORUM:

APPROVAL OF MINUTES FROM PREVIOUS MEETING(S):

1. Minutes of August 19, 2025

OLD BUSINESS:

OTHER BUSINESS:

2. A 25-000019 - A request from Langston Investments, LLC., the applicant, and Rockwool Manufacturing, the owner, to permit warehousing at 8620 Spruiell St, 35094, Jefferson County, zoned I-2, Heavy Industrial District, TPID(s) 2500222001017.000, 002.001 & 015.000.

ADJOURNMENT:

In compliance with the Americans with Disabilities Act, those requiring accommodation for Council meetings should notify the City Clerk's Office at least 24 hours prior to the meeting at 205-699-2585.

File Attachments for Item:

1. Minutes of August 19, 2025



CITY OF LEEDS, ALABAMA

BOARD OF ZONING ADJUSTMENTS MINUTES

City Hall Annex - 1412 9th St., Leeds, AL 35094

August 19, 2025 @ 5:00 PM

CALL TO ORDER:

Meeting started at 5:00 PM.

ROLL CALL:

PRESENT

Board Member Mike McDevitt
Board Member Mark Musgrove
Board Member Gerald Miller
Board Member Andy Watkins

ABSENT

Board Member Brad Pool

DETERMINATION OF QUORUM:

Quorum determined.

APPROVAL OF MINUTES FROM PREVIOUS MEETING(S):

1. Minutes of July 22, 2025

Tabled until next meeting, due to lack of quorum. Musgrove was absent from previous meeting.

OLD BUSINESS:

OTHER BUSINESS:

2. A25-000017 - A request by Jeffrey Manfre, Owner and Applicant to allow an RV to be placed on the property as temporary emergency relief due to a fire at the residence, at 1940 Linden St, Leeds, AL 35094, TPID: 2500162001006001, Jefferson County, Zoned: R-2, Single Family District.

Jeffery Manfre - 1940 Linden St. - Applicant speaking on the case regarding his dad Lenard Manfre.

Mr. Lenard Manfre had a house fire in June of 2025 and is working with Allstate to get the rest of the money to rebuild his house. He is asking for a variance to allow his 30FT camper to be stored on the property until his house is finished and then it would be moved.

With a stipulation of a six-month time frame, with applicant returning to this board if a need for an extension.

Motion made by Board Member Watkins to approve with a stipulation of a six-month time frame, with applicant returning to this board if a need for an extension.

Seconded by Board Member Miller.

Voting Yea: Board Member McDevitt, Board Member Musgrove, Board Member Miller, Board Member Watkins

Motion passes.

3. A25-000018 - A request by Pablo Rivera, Applicant, Vicky Dean, Owner, to allow outside storage and unenclosed operation of a light auto repair facility at 7601 Parkway Dr, Leeds, AL 35094, TPID: 2500212010004001, Jefferson County, Zoned B-2, General Business District

Pablo Rivera - 6813 Dublin Ct - Applicant to speak on case.

Would like to open a tire shop business.

Motion made by Board Member Musgrove to deny the case.

Seconded by Board Member Watkins.

Voting Yea: Board Member McDevitt, Board Member Musgrove, Board Member Miller, Board Member Watkins

Motion passes.

ADJOURNMENT:

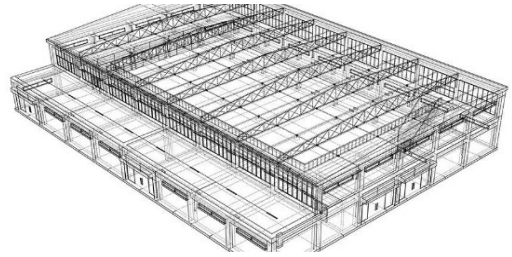
Adjourned at 5:25PM.

Mr. Mike McDevitt, Chairman

, Secretary

File Attachments for Item:

2. A 25-000019 - A request from Langston Investments, LLC., the applicant, and Rockwool Manufacturing, the owner, to permit warehousing at 8620 Spruiell St, 35094, Jefferson County, zoned I-2, Heavy Industrial District, TPID(s) 2500222001017.000, 002.001 & 015.000.

Langston Investments, LLC*Warehousing Solutions since 2000**Managing Member - Hu Langston*

August 15, 2025

Brad Watson
City Administrator
City of Leeds, Alabama

RE: 8620 Thornton Road - Former Rockwool Plant

Brad,

I am requesting a special exception for the property referenced above to allow warehousing and light manufacturing on this property in the I-2 zoning district.

Please let me know if you need anything further to proceed with this request.

Thank you and have a great day.

Hu Langston

Hu Langston, Managing Member
Langston Investments LLC

Physical	Phone	Mailing
1600 Quail Ridge Drive Gardendale, AL 35071	205-567-3784	P O Box 100576 Birmingham, AL 35210

7 NOTICE OF PUBLIC HEARING

City of Leeds, Alabama
Zoning Board of Adjustments

APPLICATION

An application for Allow construction of warehouses in the I-2 district.

Zoning Board of Adjustments

The Zoning Board of Adjustments is vested with the responsibility and authority of authorizing variances which will not be contrary to the public interest and where owing to special conditions, a literal enforcement of the provisions of this ordinance would result in unnecessary hardship.

CASE #:	A25-000019
APPLICANT NAME:	Hu Langston
PROPERTY OWNER:	ROCK WOOL MANUFACTURING CO INC
TAX PARCEL ID#S:	2500222001017000
PROPERTY ADDRESS:	8620 SPRUIELL ST; LEEDS, AL 35094
PROPERTY ZONING:	I-2: HEAVY INDUSTRIAL DISTRICT

NOTICE IS HEREBY GIVEN that the Board of Zoning Adjustments will hold a public hearing on the proposed preliminary plat. The hearing is scheduled on:

Date: September 16, 2025
Time: 5:00 p.m.
Place: Leeds Annex Meeting Room
1412 9th St
Leeds, AL 35094

Public Information: Any interested persons or their representative may appear at the meeting and comment on the application. Written comments may also be mailed to the Commission.

For more information about the application and related issues or to schedule an appointment:

Phone: 205-699-0943

E-mail: development@leedsalabama.gov

Mailing Address:

Leeds Zoning Board of Adjustments
c/o Development Services
1404 9th Street
Leeds, AL 35094

CASE NUMBER: _____

DESIGNATION OF AUTHORIZED AGENT/ATTORNEY-IN-FACT

The undersigned owner/owners of the property described in the application hereby designate Hu Langston - Langston Investments as the authorized agent/attorney-in-fact with the following powers and authority to do all things that may be required in order to apply for a variance/rezoning on said property including but not limited to completion and execution of applications, receipt of notices, execution of acknowledgments, attendance and presentations of evidence at all hearings and execution of agreements.

Rock Wool Manufacturing Co, Inc.
OWNER

Reggie Chesson
OWNER PRESIDENT REGGIE C HESSON

2 Cistern Aly, Mt. Pleasant SC 29464
ADDRESS

(843) 819-7755
TELEPHONE NUMBER

AUTHORIZED AGENT/ATTORNEY-IN-FACT:

Hu Langston - Langston Investments, LLC
NAME

1600 Quail Ridge Drive, Gardendale, AL 35071
ADDRESS

205-567-3784
TELEPHONE NUMBER

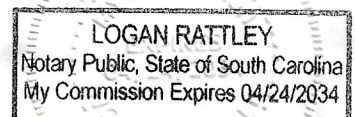
State of Alabama

I, the undersigned Notary Public, hereby certify that Reggie Chesson, _____, whose name(s) is/are signed to the foregoing DESIGNATION OF AUTHORIZED AGENT/ATTORNEY-IN-FACT has/have acknowledged to me under oath that they have read and understand the foregoing and executed same before me on this day.

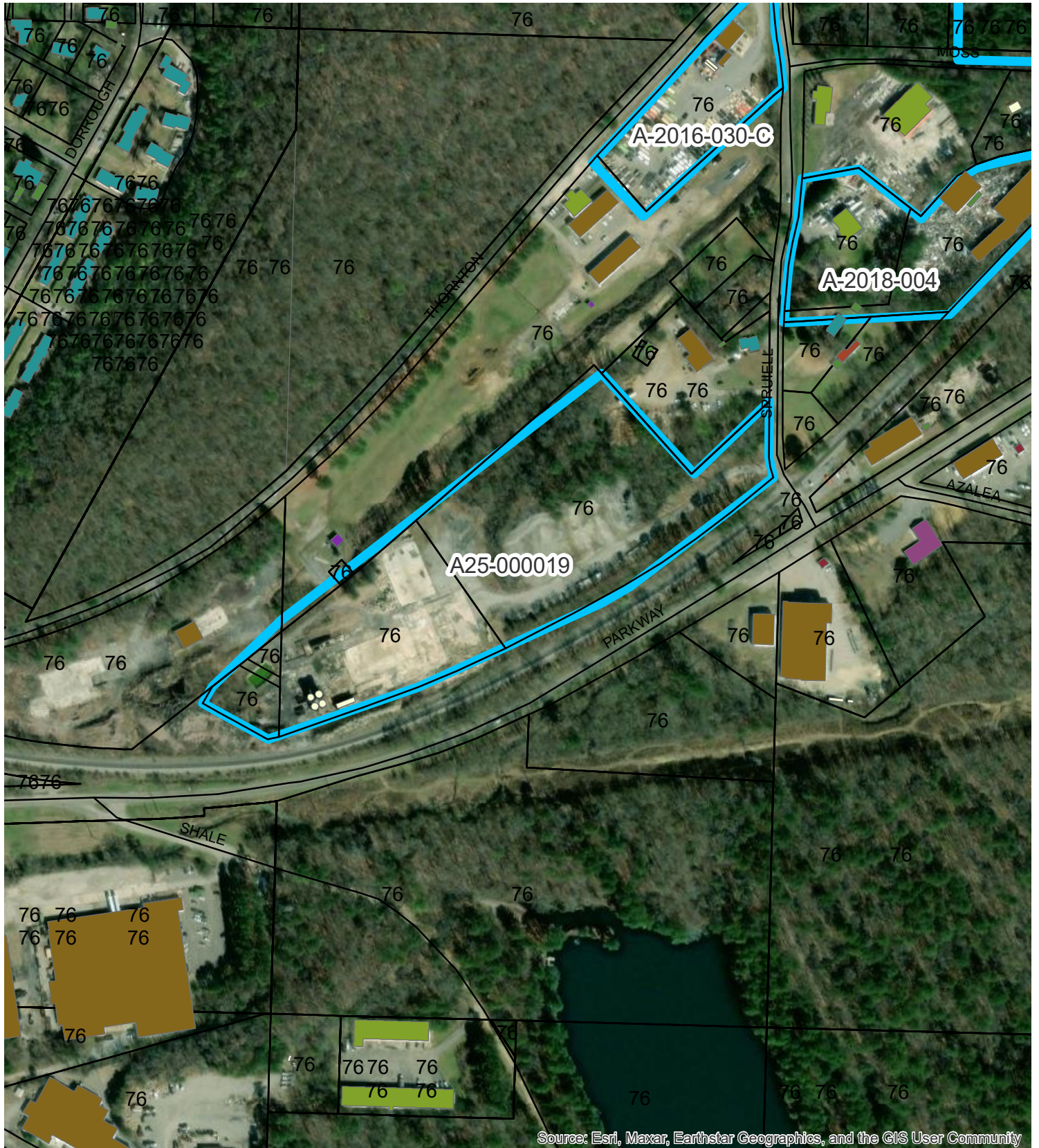
Given under my hand and Official Seal this 8th day of August, 2025.

[Signature]

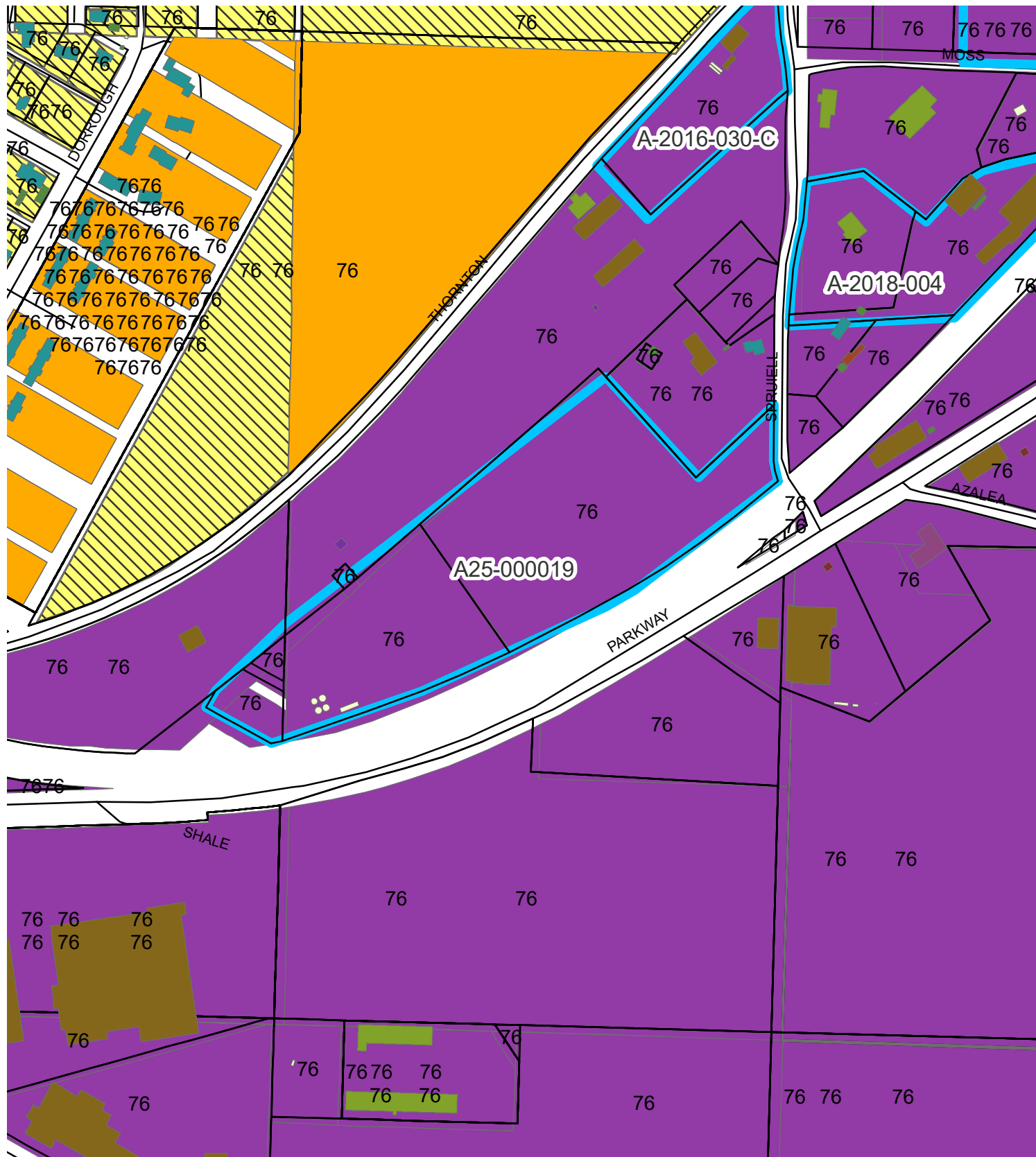
Commission Expires: 4/24/2034



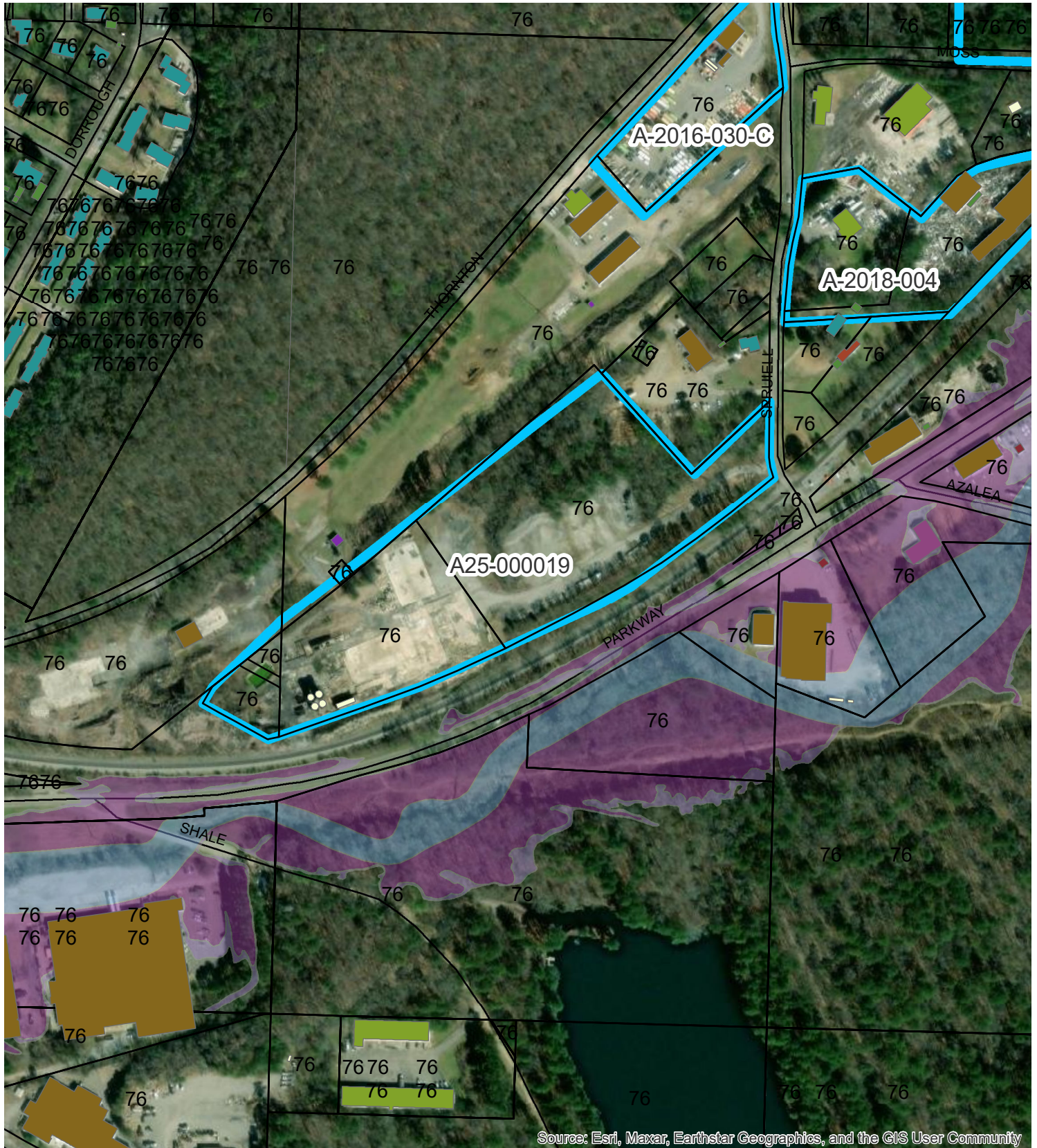
A25-000018
8620 SPRUIELL ST.
2500222001017000,002.001, & 015.000.
AERIAL



A25-000018
8620 SPRUIELL ST.
2500222001017000,002.001, & 015.000.
ZONING



A25-000018
8620 SPRUIELL ST.
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FLOOD



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STREETS

