



CITY OF LEEDS, ALABAMA

BOARD OF ZONING ADJUSTMENTS AGENDA

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

October 28, 2025 @ 5:00 PM

CALL TO ORDER:

ROLL CALL:

DETERMINATION OF QUORUM:

APPROVAL OF MINUTES FROM PREVIOUS MEETING(S):

OLD BUSINESS:

1. 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.

OTHER BUSINESS:

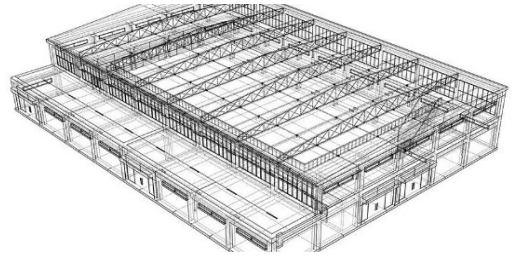
2. A25-000021 - A request by Selita Callander, Applicant, 1628 Leeds, LLC, Owner, to allow a dog grooming business in the I-1, Light Industrial District as a commercial use at 1628 9th St, Leeds, AL 35094, TPID: 25 00 21 1 009 001.000 . Jefferson County.

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. A25-000019 - 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

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 CHESSON

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

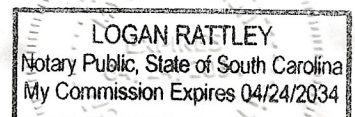
State of Alabama

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.

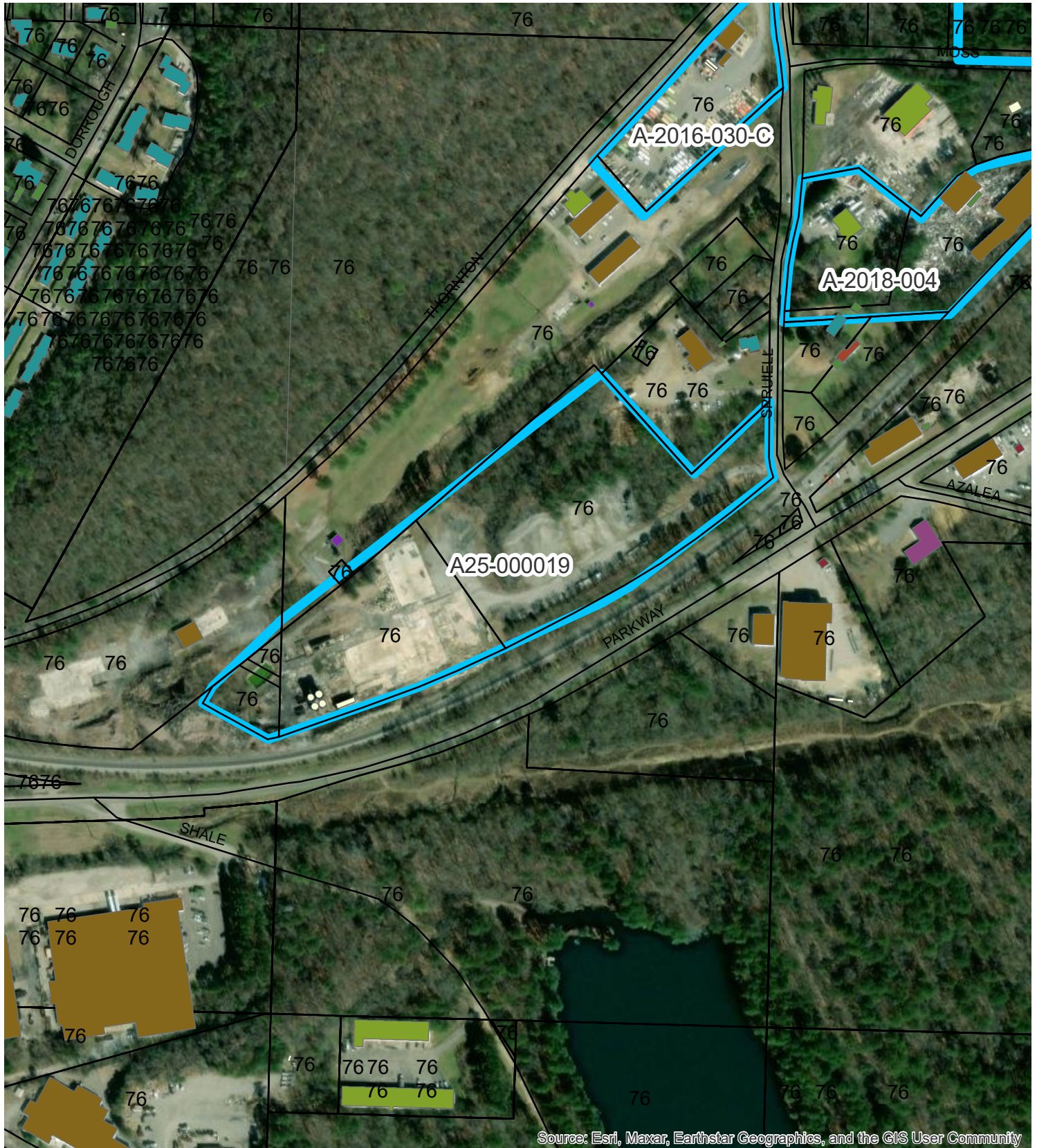
Given under my hand and Official Seal this 8th day of August, 2025.

[Signature]

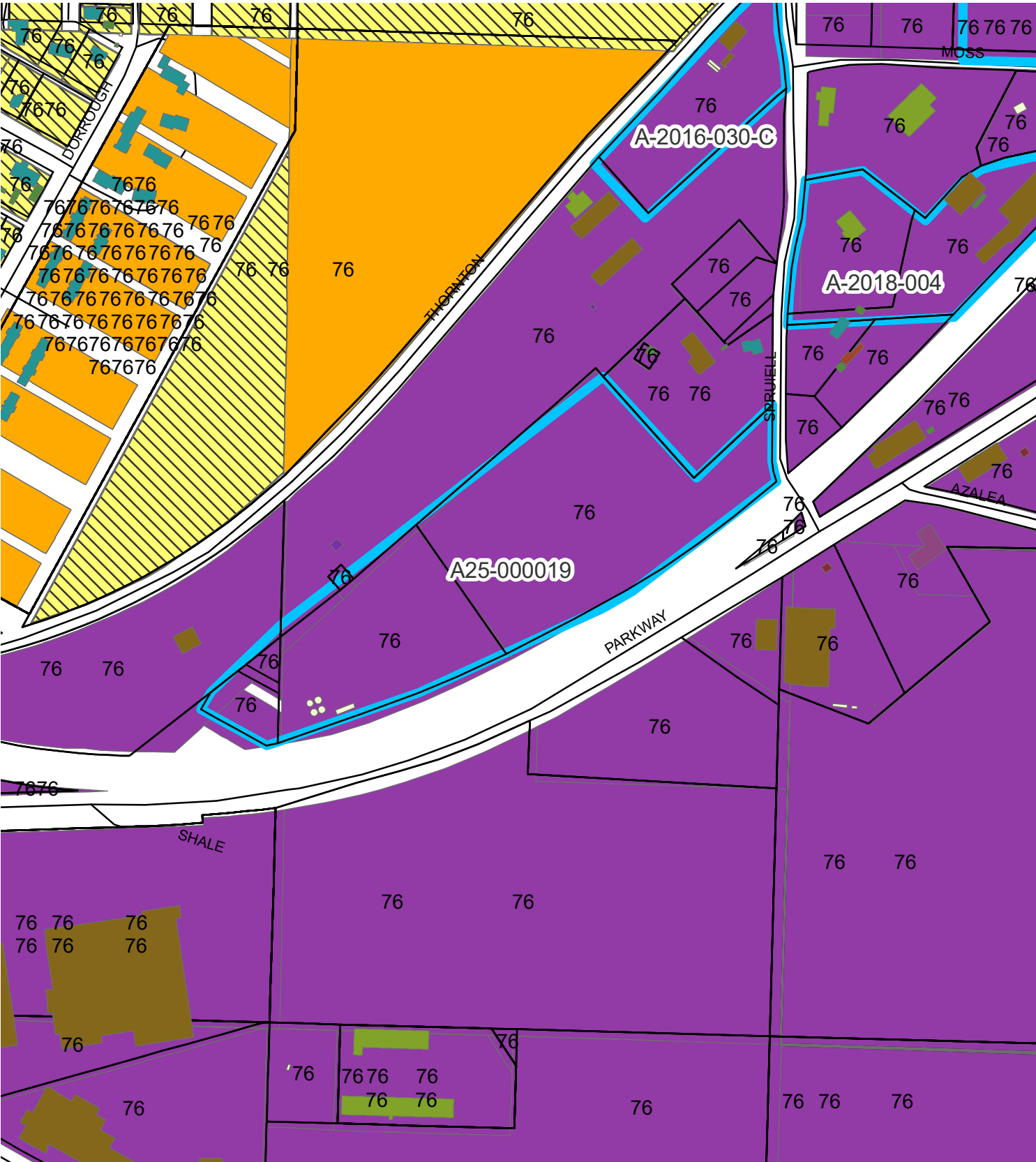
Commission Expires: 4/24/2034



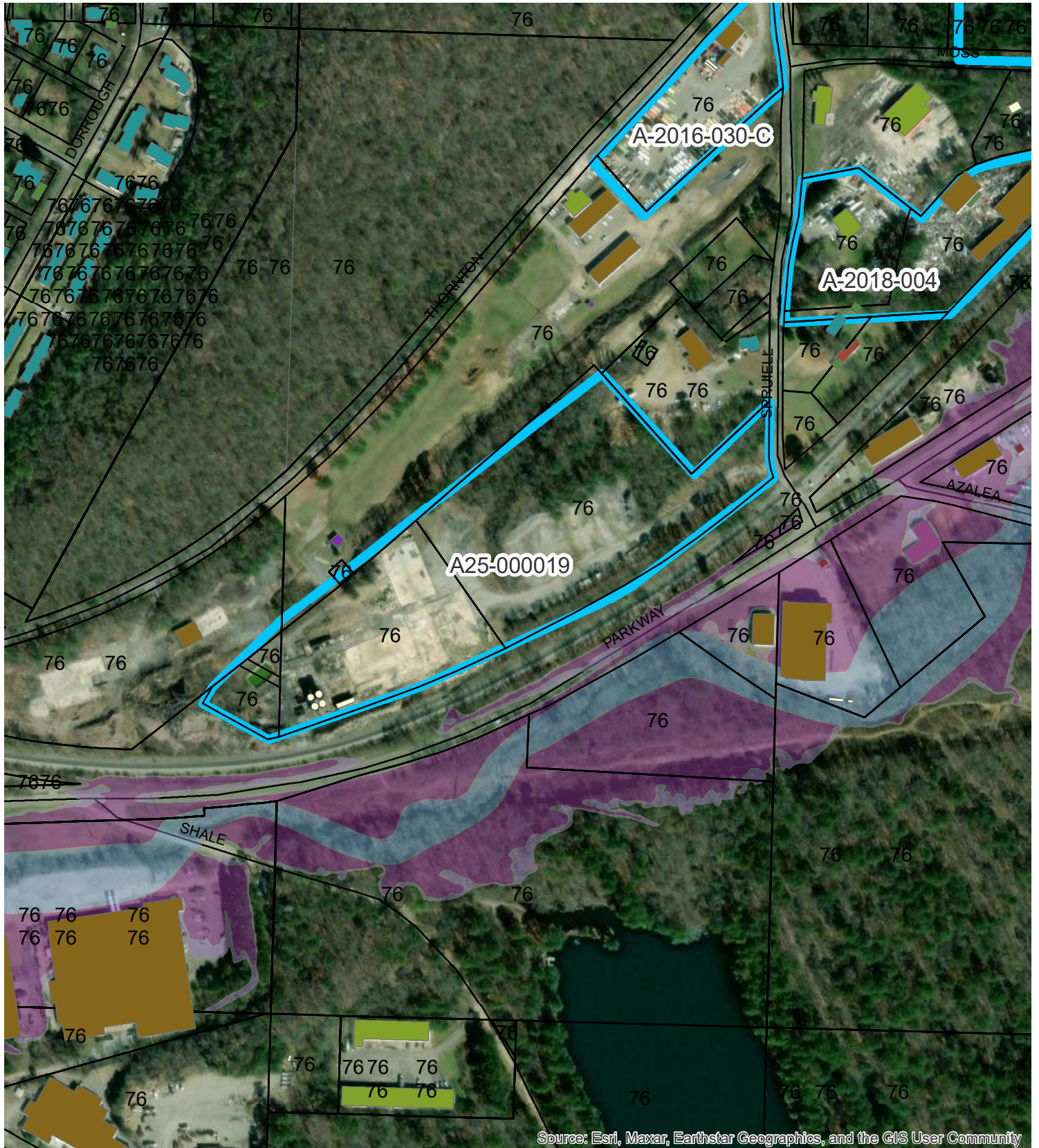
A25-000018
8620 SPRUIELL ST.
2500222001017000,002.001, & 015.000.
AERIAL



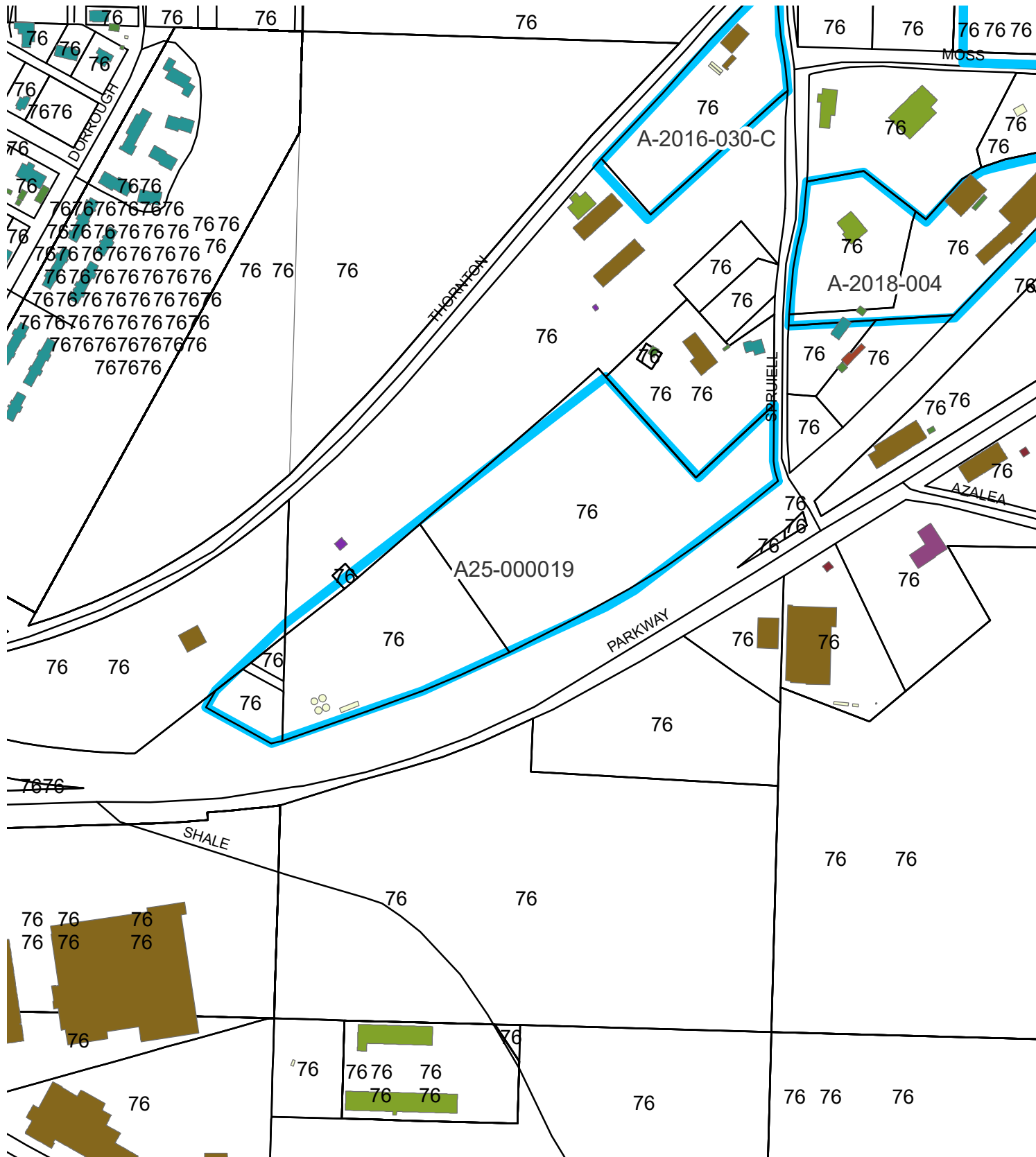
A25-000018
8620 SPRUIELL ST.
2500222001017000,002.001, & 015.000.
ZONING



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



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



CITY OF LEEDS, ALABAMA

DEVELOPMENT SERVICES – STAFF REPORT

To: Board of Zoning Adjustments (BZA)

From: Staff, Development Services / Planning & Zoning

Date: October 4, 2025

Case: Special Exception — New Industrial Use in the I-2 Heavy Industrial District

Request: Approval of a **Special Exception** to allow a new industrial use on property zoned **I-2 Heavy Industrial**.

Case No: A25-000019

Filing Type/Subtype: Variance Application – Special Exception

Applicant/Agent: Hu Langston, Langston Investments, LLC, 1600 Quail Ridge Dr., Gardendale, AL 35071 | hu@li-usa.net | (205) 567-3784

Subject Location: 8620 Spruiell St, Leeds, AL 35094 (overall project to span two parcels)

Existing Zoning/Land Use: I-2, Heavy Industrial District / Heavy Industrial

I. Request & Project Summary

The application requests a Special Exception to permit a heavy industrial use (Manufacturing) in the I-2 district, related to a larger plan to build multiple warehouse buildings across two parcels near 8620 Spruiell St. The application's Summary Report describes it as "Allow construction of warehouses in the I-2 District," and also states: "To allow a heavy industrial use (Manufacturing) in the I-2, Heavy Industrial District as a special exception."

In Leeds, warehousing, wholesaling, and distribution are generally permitted by right in I-2, while certain heavy industrial and manufacturing activities may require a Special Exception with conditions. This staff report considers the manufacturing component as the subject of the Special Exception and the multi-building warehouses as the main, by-right part of the site plan, unless specific listed uses trigger BZA review.

Project form clarified by applicant (prior direction):

- Multi-building warehouse campus;
- Two-parcel configuration under common control/coordination. (Staff will require a unified master/site plan and cross-easements.)

II. Executive Summary & Recommendation

Recommendation: Approval with conditions (Section VIII), based on the following:

1. Warehousing and distribution fit the I-2 district; the manufacturing component is properly reviewed through a Special Exception with safeguards.
2. The two-parcel, multi-building layout requires a master/site plan displaying shared access, fire protection, stormwater management, and truck circulation for both parcels.
3. Leeds' ILCO institutional control commitments and wellhead/source-water protections (Leeds Water Works Board, "LWWB") must be integrated into the approval process, and the applicant has acknowledged coordination with LWWB.

III. Application Facts

1. Case/Date: 25-001085, Application Date 08/19/2025; Status: Pending – BZA Case.
2. Permit #: A25-000019.
3. Property: 8620 SPRUIELL ST.
4. Subtype: Special Exception.
5. Descriptions on file: "Allow construction of warehouses in the I-2 District" and "To allow a heavy industrial use (Manufacturing) ... as a special exception."
6. Applicant is not the property owner.
7. Warehousing in I-2: Treated as permitted; no Special Exception needed solely for conventional warehouses.
8. Manufacturing component: Reviewed as a Special Exception; BZA may impose conditions and safeguards to ensure compatibility (hours, noise, emissions permits, materials handling, truck routing, etc.).
9. Two-parcel campus: If the overall project functions as a unified development across two parcels, record cross-access/parking/loading & stormwater maintenance easements so standards are met in the aggregate.
10. Industrial-Park checks: If the combined size and subdivision pattern meet the ordinance's definition, comply with Industrial-Park standards and any associated BZA approvals before permits.
11. Notice/adjacent owners: BZA hearing procedures and 15-day certified-mail adjacent-owner notice still apply.

V. Site-Planning, Parking/Loading & Operations (applies to both parcels)

1. Master/site plan (two parcels): Provide a comprehensive plan that shows buildings by phase, truck circulation, loading docks, employee and fleet parking, turning templates, and fire lanes with hydrants across the entire campus.
2. Parking (industrial/warehouse): Meet minimum ratios for warehouse/distribution, distribute counts by phase, and ensure ADA compliance.

3. Loading: Allocate parking spaces based on gross-leasable-area criteria; each space should be at least 12'×55' with 14' vertical clearance; exclude spaces in front yards; maintain at least 5' from property lines; and ensure no truck encroachment into public ROW.
4. Access controls: Limit driveway cuts, use curbs or barriers, design to prevent backing onto public streets, and keep queuing on-site.
5. Buffers/lighting: In areas near residential properties, improve buffers and use full cut-off fixtures directed away from homes.

VI. Environmental & Public-Health Considerations

1. ILCO Institutional Controls: Before any land disturbance, the applicant must verify whether any environmental covenants or ICs affect either parcel, such as restrictions on potable groundwater use or soil-management protocols, and submit documentation demonstrating compliance with EPA/ADEM directives.
2. Wellhead/source-water protection: Because Leeds depends on local wells and springs, require LWWB approval to ensure the site plan (materials storage, secondary containment, spill response) meets wellhead protection rules. Avoid Class V UIC drywells or infiltration unless allowed; prohibit new potable wells unless specifically authorized by LWWB/ADEM.
3. Hydrants and service: Submit hydrant locations and the written agreement with LWWB for hydrants and service charges, with Fire Marshal approval.

VII. Findings

1. Use compatibility: Warehousing and distribution fit the I-2 district; the manufacturing element is properly presented before the BZA as a Special Exception.
2. A two-parcel, multi-building layout needs a coordinated master or site plan and recorded cross-easements to operate as a single campus.
3. Transportation impacts: Multiple docks and trips require a strong loading plan, efficient truck routing to industrial zones, and on-site queuing management.
4. Public health and environment: Approval must incorporate ILCO obligations and LWWB wellhead protections.
5. Procedural completeness: Owner authorization is necessary because the applicant is not the owner.

VIII. Recommended Conditions of Approval

A. Use & Entitlement

1. Approve the Special Exception for the manufacturing component related to a two-parcel, multi-building warehouse campus in I-2, subject to all conditions outlined herein.

2. Confirm that warehousing, wholesaling, and distribution remain the primary or by-right uses; any future expansion into separately listed special-exception activities must be approved by the BZA.

B. Master/Site Plan (Two Parcels)

1. Submit a unified master/site plan that covers both parcels, including phasing, shared drives, cross-access, cross-parking/loading, utilities, stormwater, and fire protection (hydrants, turning radii, fire lanes).
2. Record cross-easements (access, parking/loading, stormwater/O&M) to ensure both parcels operate as a unified campus and meet Article IX standards overall.
3. Truck routing and access controls: Guide trucks to industrial routes; prevent backing into public right-of-way; provide on-site navigation as needed.

C. Parking, Loading & Buffers

1. Provide parking according to industrial/warehouse minimums (employee & fleet) and keep counts by phase.
2. Provide off-street loading according to schedule; each space should be at least 12'×55' with a 14' vertical clearance; no loading in front yards or within 5' of any property line; no truck overhang into ROW.
3. Install and maintain buffers and screening where the campus borders or is near residential properties; ensure all lighting is full cut-off and directed away from residences.

D. Environmental, Water & Safety

1. ILCO institutional controls: Prior to land disturbance, submit documentation identifying any recorded ICs or covenants affecting either parcel and the plan for compliance (e.g., groundwater restrictions, soil management, notifications).
2. LWVB coordination: Obtain written LWVB sign-off confirming compliance with wellhead/source-water stipulations (WHPA mapping, chemical containment, spill-response plan). No new potable wells without LWVB/ADEM authorization. No Class V UIC drywells or infiltration systems without ADEM permit and LWVB concurrence.
3. Hydrants and service: Submit the hydrant layout and the LWVB service agreement; get Fire Marshal approval.

E. Agency Signoffs & Administration

1. Before obtaining permits, secure approvals from the City Engineer (traffic/drainage), Fire Marshal (access/hydrants), and LWVB (wellhead/source-water measures).
2. Any material changes to the manufacturing scope or operations that increase impact levels shall be submitted to the BZA for review and conditions.

IX. Suggested Motion

I move to approve the Special Exception for the manufacturing part of the two-parcel, multi-building warehouse project at 8620 Spruiell St (Case 25-001085 / Permit A25-000019), subject to the conditions in Section VIII, including a unified master/site plan covering both parcels, cross-easements, parking/loading and access controls, and documented compliance with ILCO institutional controls and LWVB wellhead/source water stipulations.

X. “Precedent” Concern — Staff Interpretation (General)

Does granting a special exception in the I-2, Heavy Industrial District set a binding precedent?

Answer (General): No. BZA decisions are **quasi-judicial, fact-specific** determinations made under the ordinance and state law. They **do not establish binding precedent** (*stare decisis*) for future applications. Each new request must independently meet the ordinance’s criteria. While consistency and reasoned decision-making remain crucial to avoid arbitrary or capricious actions, the Board is **not creating new law** when it approves a special exception within the scope of the ordinance (see **Nelson/Swann** on quasi-judicial function; **Harris** on limits and the prohibition on *de facto* rezoning).

- **Nelson v. Donaldson**, 255 Ala. 76, 50 So. 2d 244 (1951) — Foundational case recognizing the quasi-judicial nature of BZAs.
- **Swann v. Bd. of Zoning Adjustment of Jefferson Cnty.**, 459 So. 2d 896 (Ala. Civ. App. 1984) — Confirms BZA’s quasi-judicial role; *de novo* appeal mechanics.
- **Harris v. Jefferson Cnty. Bd. of Zoning Adjustment**, 773 So. 2d 496 (Ala. Civ. App. 2000) — A BZA may **not** grant a use that the ordinance does not authorize by special exception; doing so amounts to **de facto rezoning** (a legislative function).
- **Bd. of Zoning Adjustment of Huntsville v. Summers**, 814 So. 2d 851 (Ala. 2001) — Special exceptions are an ordinance-created use permitted upon BZA approval, subject to conditions.
- **Lindquist v. Bd. of Adjustment of Jefferson Cnty.**, 490 So. 2d 15 (Ala. Civ. App. 1986) — Distinguishes **variances** from **special exceptions**; stresses ordinance criteria.

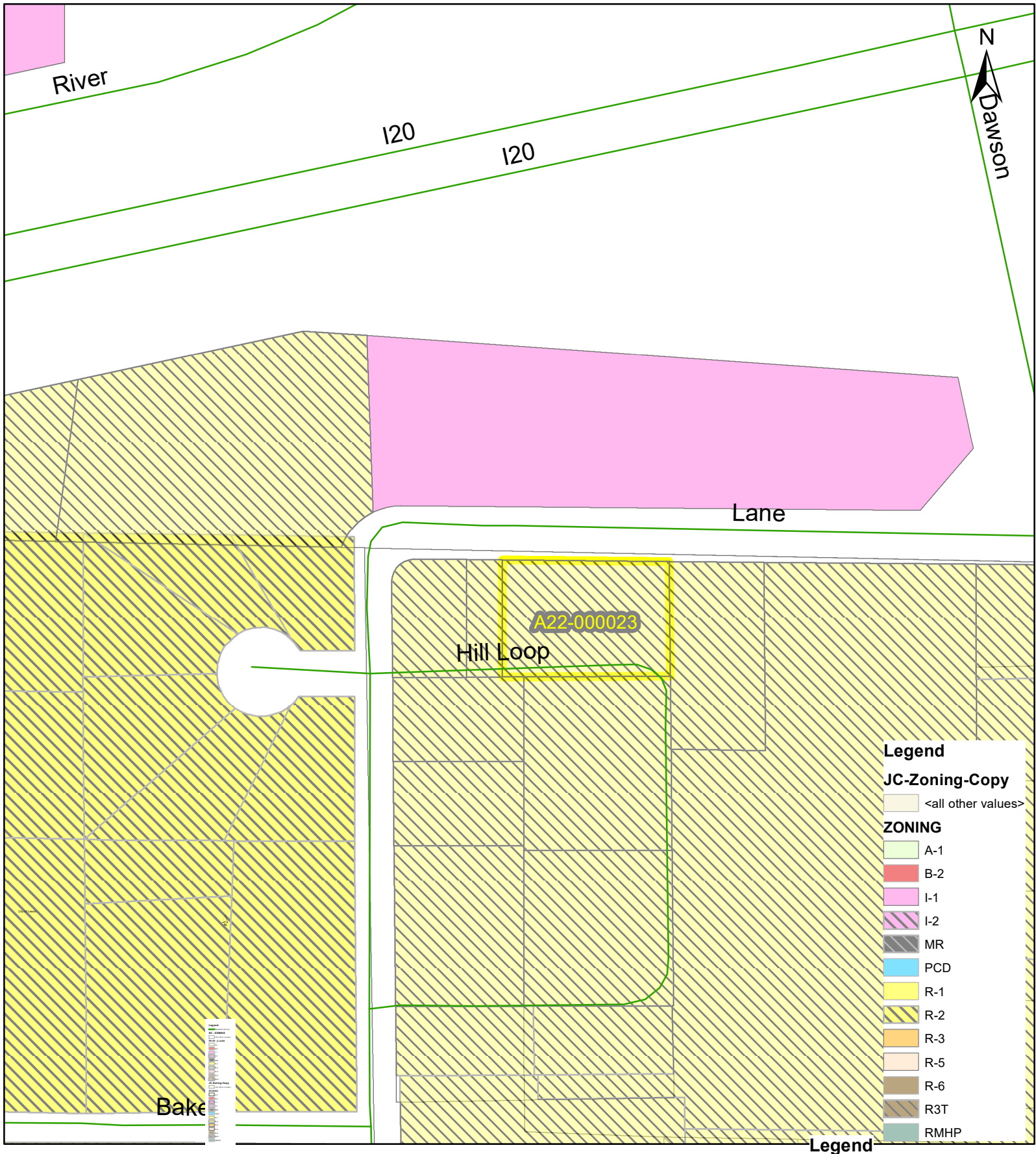
- **Ex parte Squires**, 960 So. 2d 661 (Ala. 2006) — Past non-enforcement or practice does not create entitlement or estoppel; decisions must reflect current law and facts.
-

Prepared based on the applicant's Print Permit Application and previous staff analysis parameters. Referenced the City's adopted zoning ordinance, official zoning map, and land use controls.

File Attachments for Item:

2. Withdrawn by the applicant - A25-000021 - A request by Selita Callander, Applicant, 1628 Leeds, LLC, Owner, to allow a dog grooming business in the I-1, Light Industrial District as a commercial use at 1628 9th St, Leeds, AL 35094, TPID: 25 00 21 1 009 001.000 . Jefferson County.

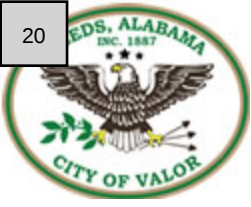
A22-000023
8331 HILL LOOP RD
ZONE



A22-000023
8331 HILL LOOP RD
AERIAL







Leeds, Alabama

Permitting Summary Report

Date: October 15, 2025

Case Number: 25-001167

Application Date	09/10/2025
Approval Date	09/11/2025
Issue Date	
Expiration Date	
Close Date	
Status	Pending - PZC Case
Property Address	1628 9TH ST 100
Description	Dog Grooming
Permit#	A25-000021
Permit Type	Variance Application
Subtype	All Others
Applicant Name	Selita Callander
Applicant Email	selitacallander78@gmail.com
Applicant Address	200 Brookside Lane ODENVILLE AL 35120
Applicant Company Name	
Applicant Company Address	
Applicant Home Phone	
Applicant Cell Phone	
Applicant Work Phone	2564383165
Existing Zoning	I-1: LIGHT INDUSTRIAL DISTRICT
Existing Land Use	Business
Case Description	Wanting to open a dog/cat grooming business m-f from 8-5
Are you the property owner?	No



NOTICE OF PUBLIC HEARING

City of Leeds, Alabama
Zoning Board of Adjustments

APPLICATION

An application for Wanting to open a dog/cat grooming business m-f from 8-5

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 #:	A25-000021
APPLICANT NAME:	Selita Callander
PROPERTY OWNER:	SMALLTOWN PROPERTIES LLC
TAX PARCEL ID#S:	2500211009001000
PROPERTY ADDRESS:	1628 9TH ST 100; LEEDS, AL 35094
PROPERTY ZONING:	I-1: LIGHT 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: October 28, 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

VARIANCE APPLICATION FOR THE CITY OF LEEDS, ALABAMA

DEPARTMENT OF INSPECTION SERVICES- ZONING DIVISION

1040 PARK DRIVE, LEEDS, AL 35094 P.205.699.2585 F. 205.699.6558

INSPECTIONS@LEEDSALABAMA.GOV * leedsalabama.gov

Part 1. Application

Name of Applicant:

Selita Callander

Mailing Address:

200 Brookside Ln. Odenville AL 35720

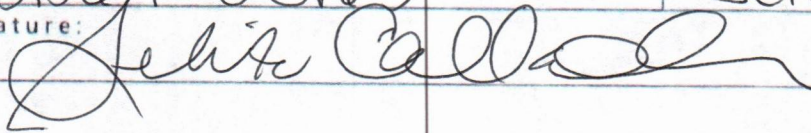
Telephone:

256-438-3165

E-mail:

SelitaCallander78@gmail.com

Signature:



gmail.com

Part 2. Parcel Data

Owner of Record:

Brad Watson / Andrew Banken

Owner Mailing Address:

Site Address:

1628 9th St SE Leeds AL 35094

Tax Parcel ID #

Existing Zoning:

Existing Land Use:

Part 3. Request

Section of Ordinance for which variance is request:

Dog/cat grooming salon. We will be grooming pets from 8-5pm mon-Fri.

Nature of Variance with Reference to Applicable Zoning Provision:

Part 4 Enclosures (Check all required enclosures with this application)

- ☐ Written Justification for a Variance
- ☐ Vicinity Map
- ☐ Plot Plan with variance noted or highlighted
- ☐ Copy of Deed as recorded in the Judge of Probate Office
- ☐ 1st Class Stamps - equal to number of surrounding parcels
- ☐ Administrative Fee

NOTICE: The completed application and all required attachments must be filed at least 30 (thirty) days prior to the Leeds Zoning Board of Adjustments Public Hearing. A representative must be present at the hearing.

FOR OFFICE USE ONLY

Application Number:	Date Received:
Received by:	Scheduled Public Hearing Date:



CIVIL & TRANSPORTATION ENGINEERING • LAND SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE • PIPELINE ENGINEERING & SURVEYING

10/23/2025

**Zoning Board of Adjustment
City of Leeds
1400 9th Street
Leeds, AL 35094**

**Subject: Request for Special Exception Approval
Spruiell St Warehouse
8620 Spruiell St, Leeds, AL 35094
GSA Project No. 25-0339**

Dear Members of the Zoning Board of Adjustment,

On behalf of Gonzalez-Strength & Associates, Inc. and Langston Investments, LLC, I am writing to respectfully request approval for a special exception to permit the operation of a warehousing facility on the property referenced above. The subject property is currently zoned Heavy Industrial (I-2), and in accordance with the City of Leeds Zoning Ordinance, heavy industrial uses within this district require approval by the Board of Zoning Adjustment.

The proposed development will consist of a 50,000 square-foot warehouse facility designed to accommodate industrial operations consistent with the intent and permitted uses of the I-2 district. All site improvements will conform to applicable municipal codes and standards, including but not limited to lighting, site access, and drainage.

We believe that the proposed use is both reasonable and appropriate for the subject property and is compatible with the general characteristics of the adjacent land uses. Furthermore, this project will revitalize an abandoned industrial parcel with a compliant and low-impact use that supports continued economic activity within the City of Leeds. To further support this request, a traffic count was performed, and the results are attached to this letter.

Thank you for your time and consideration of this request. I look forward to the opportunity to appear before the Board to provide further information and to address any questions or concerns the members may have.

Sincerely,

Bill Wilson, P.E.

For Gonzalez-Strength & Associates, Inc.

Traffic Count at 8620 Spruiell Street

Date	Time	Vehicles Traveling North	Vehicles Traveling South	School Buses in Count	Train Crossings	Vehicles Stopped during Train Crossing	Semi-trailer trucks
Wednesday 10/7	6:00 am - 7:00 am	35	17				
	7:00 am - 8:00 am	43	56	1	1	2	
	8:00 am - 9:00 am	61	39				
	Total	139	112	1	1	2	0
	3:00 pm - 4:00 pm	47	49	3			
	4:00 pm - 5:00 pm	72	63				
	5:00 pm - 5:30 pm	26	19				
	Total	145	131	3	0	0	0
	Total Vehicles	284	243				
	Avg. Per Hour	51.6	44.2				
Thursday 10/8	6:00 am - 7:00 am	41	39				
	7:00 am - 8:00 am	40	44	1	1	1	
	8:00 am - 9:00 am	63	39				
	Total	144	122	1	1	1	0
	3:00 pm - 4:00 pm	50	51	2			
	4:00 pm - 5:00 pm	67	66				1
	5:00 pm - 5:30 pm	21	26		1	1	
	Total	138	143	2	1	1	1
	Total Vehicles	282	265				
	Avg. Per Hour	51.3	48.2				
Friday 10/9	6:00 am - 7:00 am	47	39				
	7:00 am - 8:00 am	44	44	1			
	8:00 am - 9:00 am	50	39				
	Total	141	122	1	0	0	0
	3:00 pm - 4:00 pm	58	51	2			
	4:00 pm - 5:00 pm	61	66				
	5:00 pm - 5:30 pm	18	22				
	Total	137	139	2	0	0	0
	Total Vehicles	278	261				
	Avg. Per Hour	50.5	47.5				

Date	Time	Vehicles Traveling North	Vehicles Traveling South	School Buses in Count	Train Crossings	Vehicles Stopped during Train Crossing	Semi-trailer trucks
Tuesday 10/14	6:00 am - 7:00 am	44	31				
	7:00 am - 8:00 am	49	53	1	1	1	
	8:00 am - 9:00 am	39	34				
	Total	132	118	1	1	1	0
	3:00 pm - 4:00 pm	47	51	3			
	4:00 pm - 5:00 pm	64	63	1			
	5:00 pm - 5:30 pm	30	31				
	Total	141	145	4	0	0	0
	Total Vehicles	273	263				
	Avg. Per Hour	49.6	47.8				
Wednesday 10/15	6:00 am - 7:00 am	30	31				
	7:00 am - 8:00 am	58	44	1	1	1	
	8:00 am - 9:00 am	49	53				
	Total	137	128	1	1	1	0
	3:00 pm - 4:00 pm	41	44	2			
	4:00 pm - 5:00 pm	52	51	1			
	5:00 pm - 5:30 pm	23	20		1	1	
	Total	116	115	3	0	0	0
	Total Vehicles	253	243				
	Avg. Per Hour	46.0	44.2				
Monday 10/20	6:00 am - 7:00 am	38	33				
	7:00 am - 8:00 am	43	56	1	1	2	1
	8:00 am - 9:00 am	61	49				
	Total	142	138	1	1	2	1
	3:00 pm - 4:00 pm	49	49	2			
	4:00 pm - 5:00 pm	74	67	1			
	5:00 pm - 5:30 pm	22	21				
	Total	145	137	3	0	0	0
	Total Vehicles	287	275				
	Avg. Per Hour	52.2	50.0				



© 2025 Microsoft Corporation © 2025 Maxar © CNES (2025) Distribution Airbus DS © 2025 TomTom

SITE DATA TABLE	
PROPERTY AREA:	±320,388 SF / ±7.36 ACRES
LOCAL JURISDICTION:	LEEDS, AL
ZONING:	HEAVY INDUSTRIAL (I-2)
BUILDING HEIGHT: MAX. ALLOWED PROPOSED	 NONE X
PARKING: REQUIRED: 2 SPACES PER EVERY 3 VEHICLES OR 1 PER EVERY 500 S.F. OF GLA	
PROVIDED: STANDARD ADA ACCESSIBLE TOTAL	 19 2 21
BUILDING SETBACKS: PLANNING COMMISSION SHALL DETERMINE THE APPROPRIATE SETBACK REQ'D DURING SITE PLAN REVIEW PROCESS.	

REVISIONS		DATE
NO.	DESCRIPTION	
0		
1		
2		
3		
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SITE LAYOUT PLAN

INDUSTRIAL WAREHOUSE
8620 SPRUIELL STREET
LEEDS, AL

LANGSTON INVESTMENTS, LLC
GARDENDALE, AL

GONZALEZ - STRENGTH & ASSOCIATES, INC.
CIVIL & TRANSPORTATION ENGINEERING - LAND SURVEYING - LAND PLANNING
LANDSCAPE ARCHITECTURE - PIPELINE ENGINEERING & SURVEYING
1550 WOODS OF RIVERCHASE DRIVE SUITE 200
LEEDS, AL 36054
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an **L/A** company

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DWG NO.
C200 R 0
PROJECT
25-0339

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