



CITY OF WHEELING PLANNING COMMISSION

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STAFF REPORT

Planning Commission Hearing Date: Monday, May 12, 2025

Property Location: 48 Zane St

Applicant: Shannon Gessler dba Valley Fence Company

Property Zoning Classification: R3-Residential

Nature of Request: Zone Change request from R3 to C-2

BACKGROUND

Shannon Gessler, on behalf of Valley Fence Company, seeks to amend the zoning map by changing the zoning classification for the subject property from R-3 Residential to C-2 General Commercial. Exhibit 1 of this report identifies the location of the subject property. Exhibit 2 illustrates the current zoning classification of the subject property and immediate area.

This zoning map amendment would permit the property owner to utilize two vacant lots adjacent to their existing business located at 56 Zane St.

It is the opinion of City Planning Staff that the proposed zoning map amendment would be considered a permitted zoning reclassification and not "spot zoning" because the subject property adjoins the C-2 zoning district on the east and to the west. Accordingly, the proposed zoning map amendment would be a boundary adjustment of the C-2 zoning district.

ANALYSIS

Article 1339.04 of the Planning & Zoning Code provides the following objectives for the C-2 General Commercial zoning district:

The objectives of the C-2 District are to permit commercial goods and services on a major collector or business street, and to require those businesses to mitigate their impact on nearby residences through parking, landscaping, lighting, signage, and building exterior controls. The commercial uses should serve both the retail and service needs of local residents and employees, and a larger retail market brought into the commercial area due to the nature of the collector or business street.

COMMISSION MEMBERS

JEREMY WEST, CHAIR · MICHAEL BAUM · THOMAS CONNER · WILLIAM LANHAM
HOWARD MONROE · BEN SEIDLER · CHRISTINA SCHESSLER · WILLIAM SCHWARZ

STAFF: BRENDA J. DELBERT

COMPREHENSIVE PLAN CONSISTENCY

The proposed minor expansion of the C-2 General Commercial district is aligned with the future mixed use on Zane Street. The Wheeling Forward: 2034 plan specifically calls out commercial use along Zane St.

PLANNING COMMISSION REVIEW

West Virginia State Code 8A-7-8 states that prior to amending the zoning ordinance, the governing body, with the advice of the Planning Commission, must find the amendment to be consistent with the adopted comprehensive plan. If the amendment is inconsistent, then the governing body, with the advice of the Planning Commission, must find that there have been major changes of an economic, physical, or social nature within the area which were not anticipated when the comprehensive plan was adopted and that those changes have substantially altered the basic characteristic of the area.

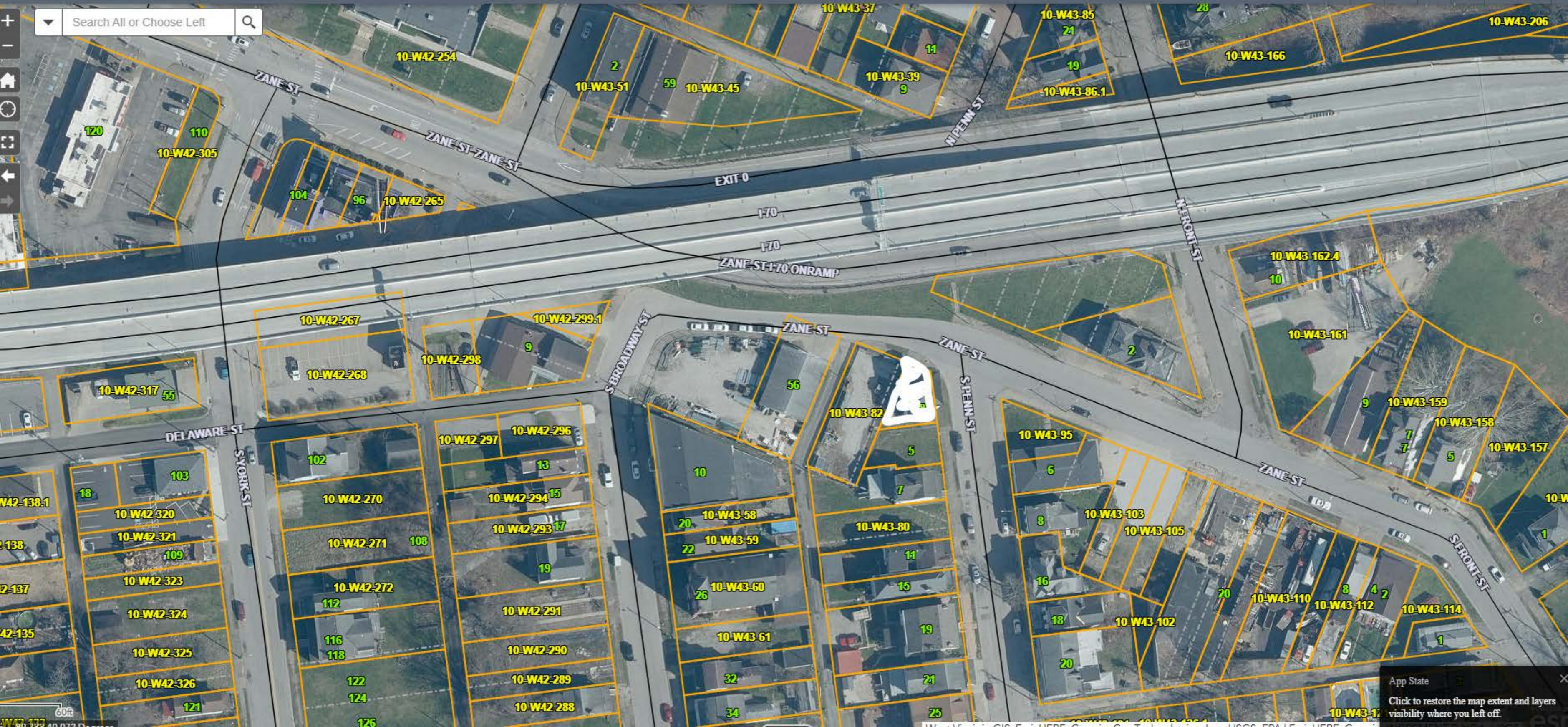
STAFF RECOMMENDATION

Staff recommends Planning Commission approval of the zone change request and forward it to City Council.

ATTACHMENTS

Site Location
Current Zoning
Application

Search All or Choose Left



- 10-W42-138.1
- 10-W42-138
- 10-W42-137
- 10-W42-135
- 10-W42-133
- 10-W42-132
- 10-W42-320
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App State
Click to restore the map extent and layers visibility where you left off.



48 Zane St, Wheeling, WV, 2600 X



Show search results for 48 Zane St, W...



106

47

Maryland St

23

N Penn St

50

Zane St



N E

99

Delaware St

Red=Commercial
Green= Residential

S Broa

Search result



48 Zane St, Wheeling, WV, 26003, USA

[Zoom to](#)





PETITION FOR ZONING AMENDMENT
CITY OF WHEELING, WEST VIRGINIA

The undersigned, representing owner(s) of 50 percent or more of the following legally described property, hereby petition the Council of the City of Wheeling for consideration of change in zoning district classification as specified below:

1. Address or Location: 48 Zane St.

2. Legal Description: Vacant lot

Subdivision Name: _____ Lot No. _____

3. Existing Use: Vacant lot

4. Present Zoning District: Residential

5. Proposed Use: Commercial

6. Proposed Zoning District: Ohio County

7. Supporting Information:

- a. Attach a vicinity map showing the property and plans
- b. Attach a letter of transmittal outlining request
- c. Application Fee (\$100.00) Payable to: City of Wheeling

8. Person Originating Petition:

a. Name: Shannon Gessler

b. Address: 96 Woodheim Farms Wheeling WV 26003 United States

c. Phone: 3042316667 Date: 4-24-25

9. Signature(s) of Owners

Address of Owners

Shannon Gessler

96 Woodheim Farm
Wheeling, WV 26003

Dated Filed: _____ Date of Notice in Newspaper: _____

4-28-25

Letter of Transmittal

Dear City of Wheeling,

I hope this message finds you well. I am sending you the completed petition for zoning amendment report as requested. Please find the information attached within this email.

The report outlines the findings for the key objectives, along with the recommended next steps.

We would like to zone 48 Zane St. as commercial. 48 Zane St. was torn down during the month of April 2025. It is located right next to Valley Fence Company at 56 Zane St., and it adjoins with our commercial lot now. There is currently a vacant lot at 48 Zane St. When this is zoned as commercial, we will be able to utilize the lot for Valley Fence Company.

If you have any questions or need further clarification, please feel free to reach out to me via email or phone. I look forward to discussing the report with you in more detail.

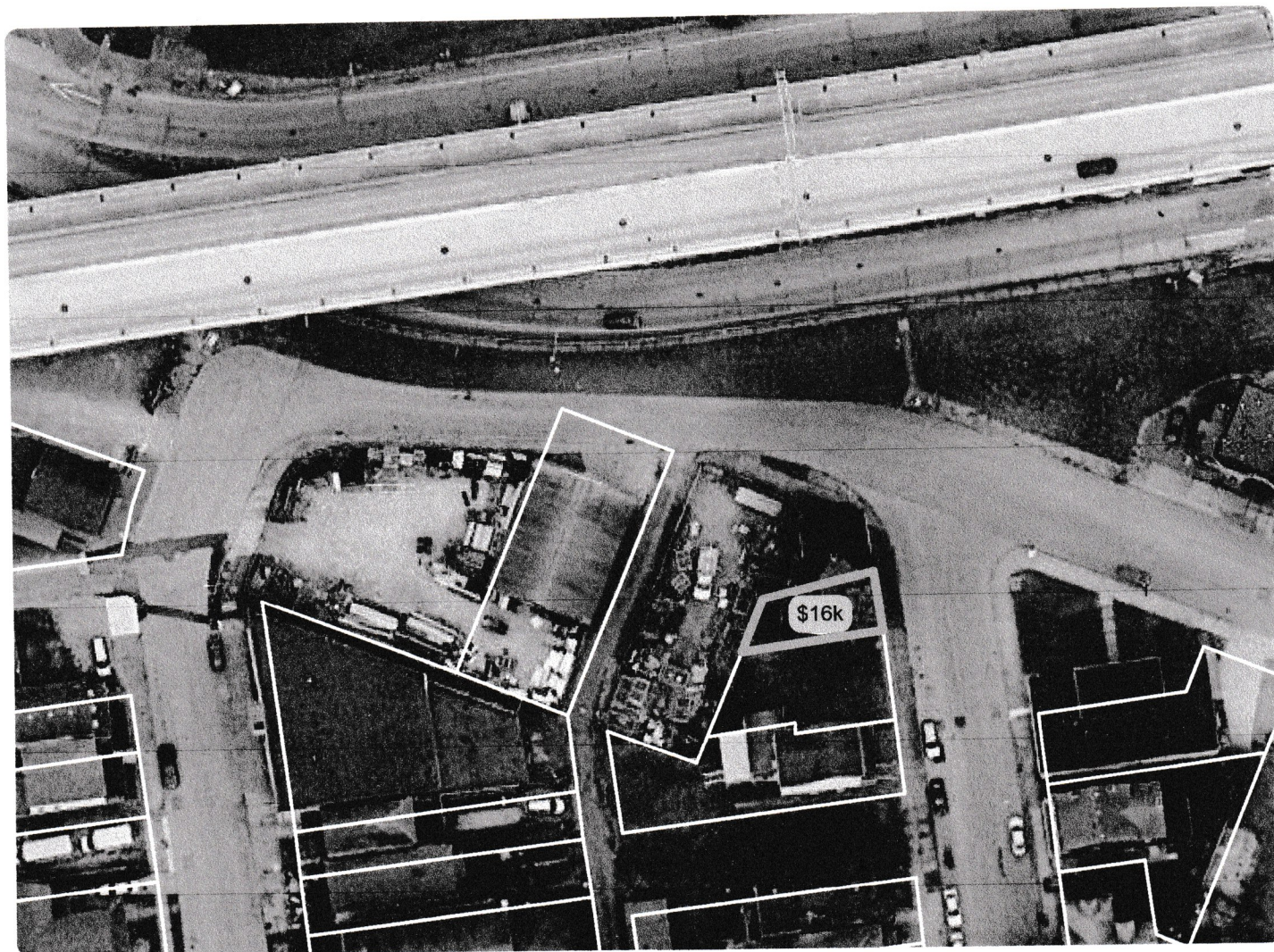
Best regards,

Shannon Gessler

Owner of Valley Fence Company

304-231-6667

Lot Information



Overview

LAND USE CODE

Duplex (2 Units, any Combination)

COUNTY LAND USE CODE

54069

COUNTY

Ohio

COORDINATES

40.070942, -80.731867

LAND SQFT

1,263 sq. ft.

LAND ACRES

0.03 acres

From: Shannon Gessler shannon.gessler@gmail.com
Subject: Pics
Date: Apr 28, 2025 at 9:02:47 AM
To: Shannon shannon.gessler@gmail.com



Before



After