

McKENZIE COUNTY

Planning and Zoning Commission

04-25ZC 3C Holdings LLC

Reason for Request:	Change the Zone from Agriculture to Heavy Industrial to Accommodate a future business.
Hearing Date:	May 12, 2025
Location:	13021 Hwy 85 N PID 110006519 SE1/4SE1/4 S-17, T-150N, R-99W
Owner(s)/Applicant:	3C Holdings LLC

Existing:		Proposed:	
CP Land Use:	Agricultural	CP Land Use:	Agricultural
Zoning:	Agricultural	Zoning:	Heavy Industrial
Setbacks:	25 Feet from front, rear and sides	Setbacks:	50 feet from Front and Rear, 25 feet from Sides
Lot Area:	36.970000	Lot Area:	36.970000

McKENZIE COUNTY

Finding of Fact:

1. All requirements for public Notification have been satisfied.
2. No comments have been received.
3. Applicant is not the property owner but has owner permission to request this zone change.
4. The Nearest Heavy Industrial is on the other side of HWY 85
5. The nearest residential 3/4 of a mile to the west
6. Property is not in an organized township
9. Per the McKenzie County Lands use designation, Industrial is consistent with the current comp zone.
10. Surrounding land use is Agricultural, Highway commercial, Constrained open space and light industrial.
11. The proposed use shall conform to all applicable regulations of the county and state.

Growth Management Plan Consistency:

This zone change is consistent with the Growth Plan of McKenzie County.

Suggested Motion:

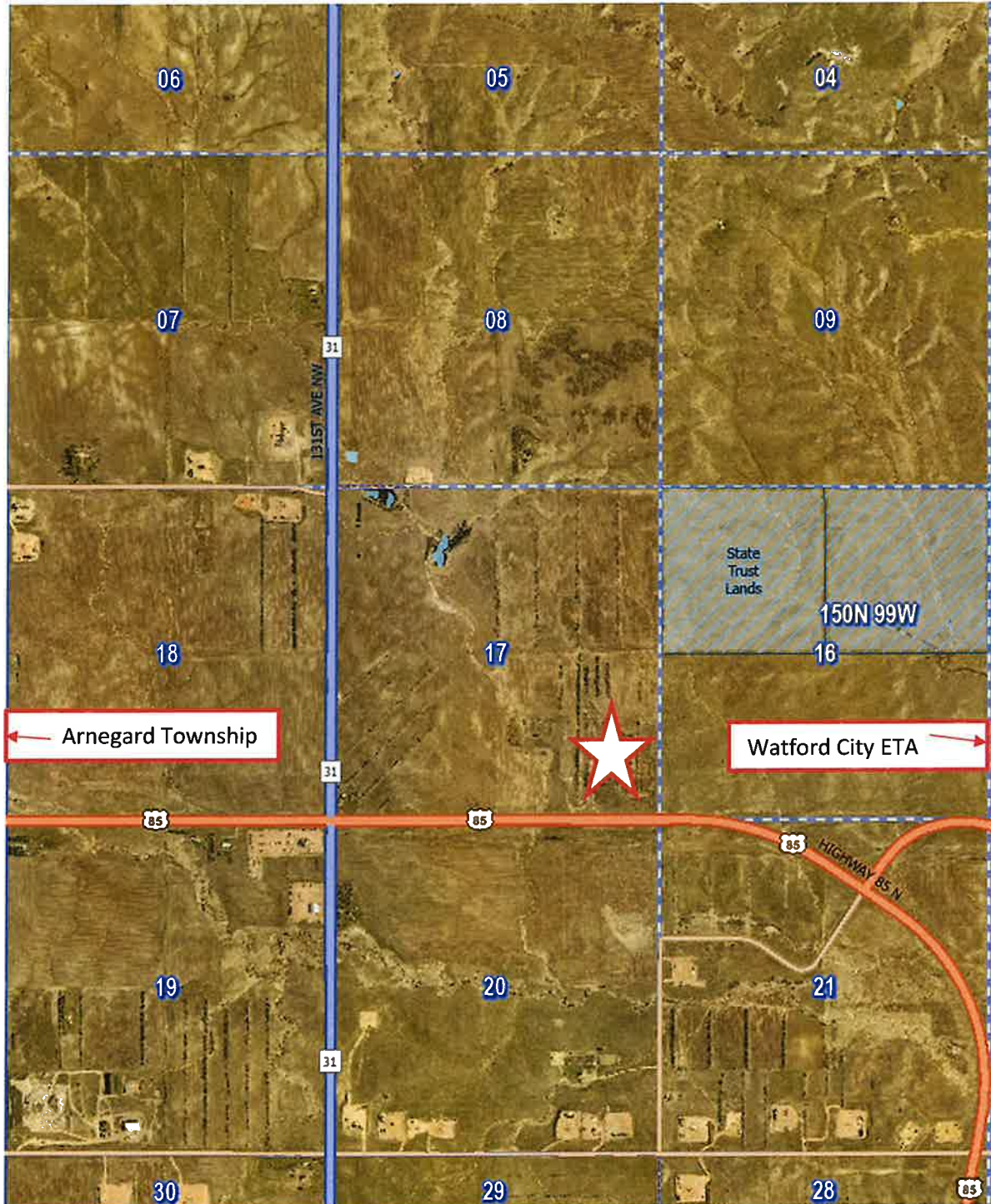
Recommend approval of the Zone Change request #04-25ZC 3C Holdings LLC to the County Commission to allow the Zone Change from Agricultural to Heavy Industrial. Adopt the findings as provided in the report.

#04-25ZC

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S-17,T-150N,R-99W

Vicinity MAP

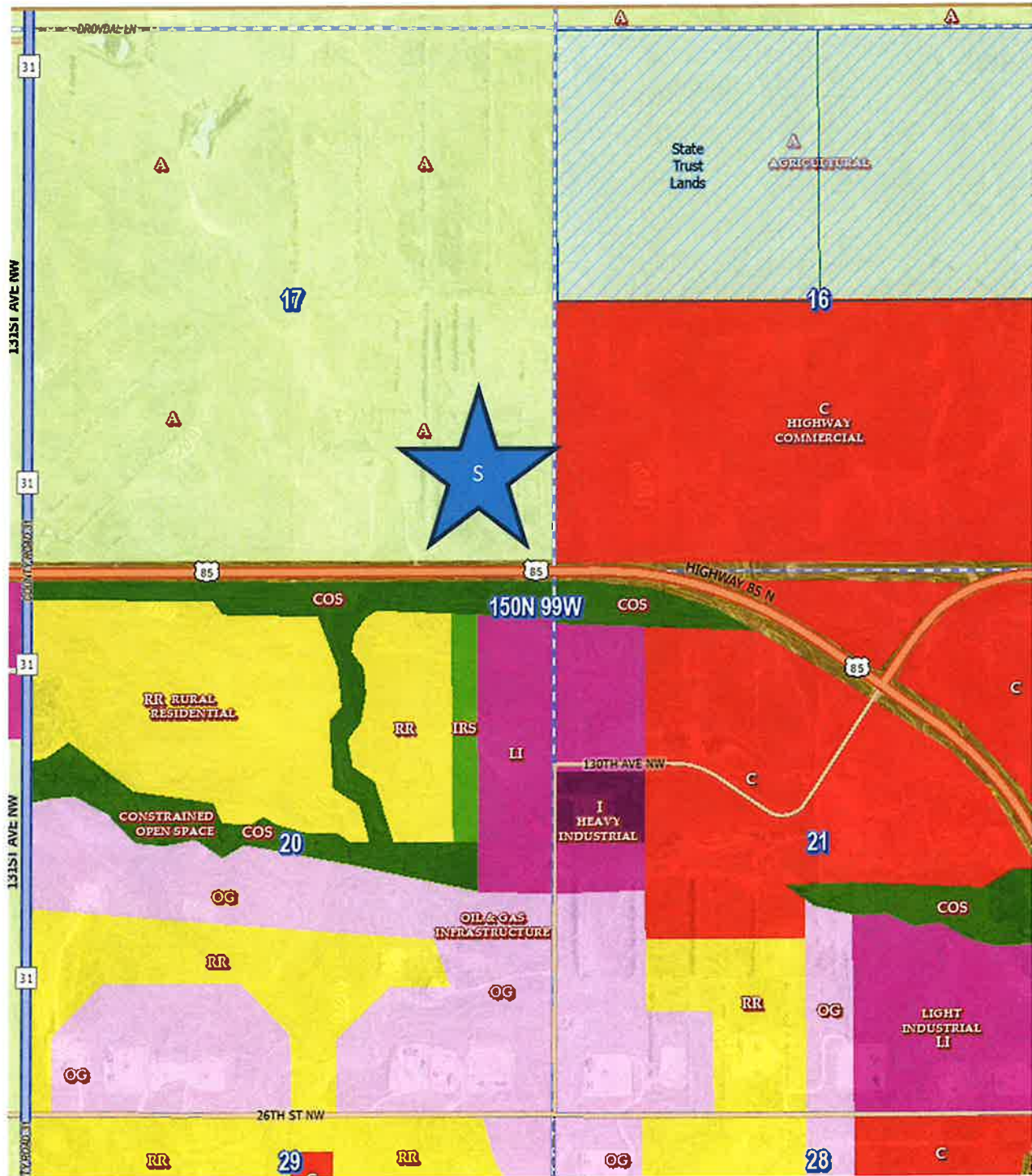


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Current Comprehensive Plan Map-Agricultural

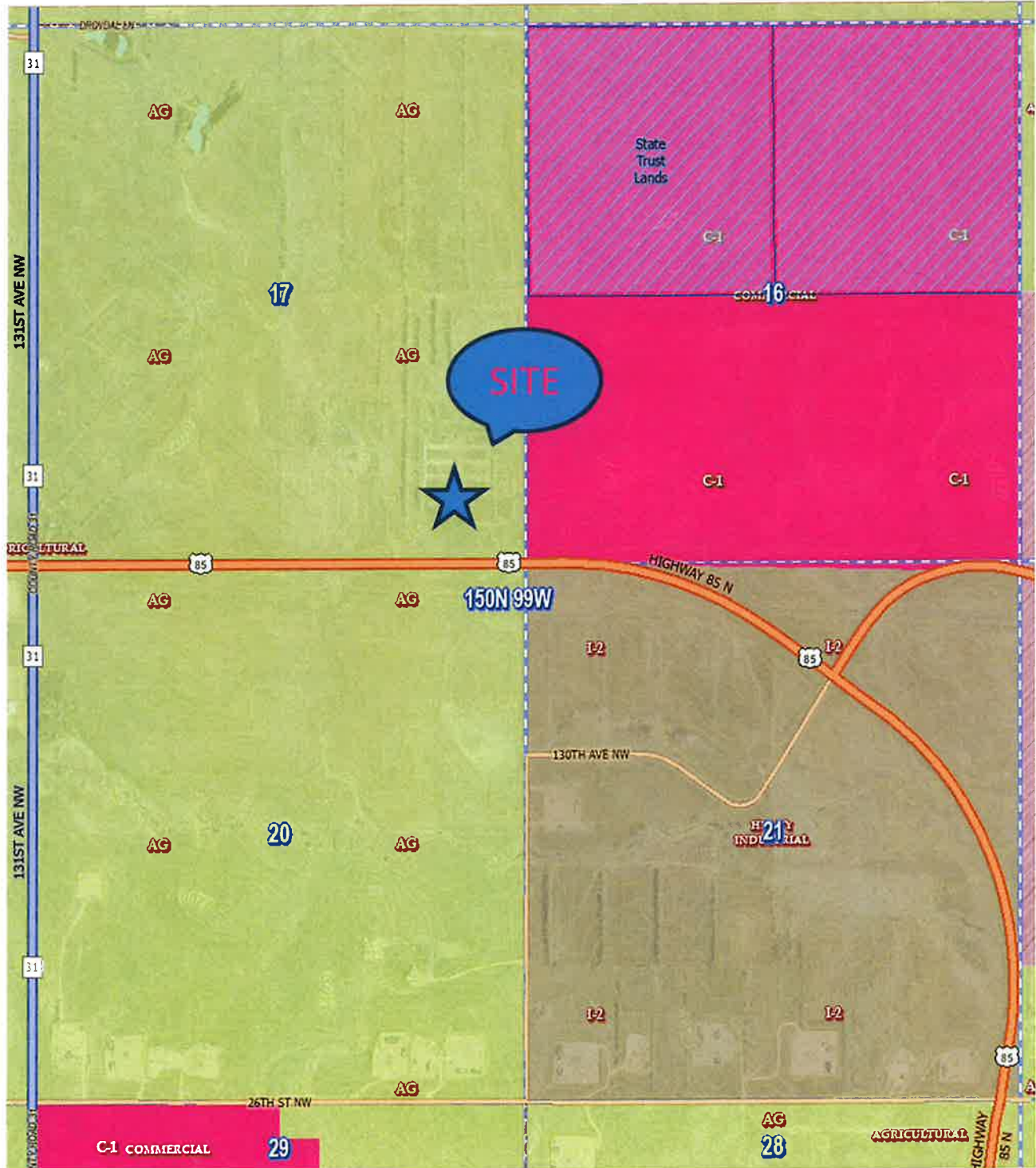


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Zoning Map-Agricultural



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SITE MAP

