

JOHN A. BURNS
GOVERNOR



GEORGE S. MORIGUCHI
EXECUTIVE OFFICER

STATE OF HAWAII
LAND USE COMMISSION
426 QUEEN STREET
HONOLULU, HAWAII 96813

May 11, 1966

RECEIVED:
COUNTY PLANNING COMMISSION

Date: MAY 13 1966
File No. 81-24a

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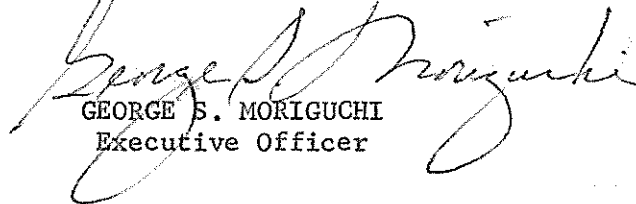
Planning Commission
County of Hawaii
Hilo Armory
Hilo, Hawaii

Gentlemen:

At its meeting on May 6, 1966, the Land Use Commission voted to approve the grant of a special permit to Geraldine L. Carvalho to allow the conversion of the grease rack section of an existing service station to a laundromat at Pepeekeo, South Hilo, Hawaii, identifiable by Tax Map Key 2-8-16: 25.

Enclosed for your information is the staff report.

Very truly yours,


GEORGE S. MORIGUCHI
Executive Officer

Encl.

cc: Chairman Thompson
Department of Taxation
Mrs. Geraldine Carvalho

*Approved as
recommended*

STATE OF HAWAII
LAND USE COMMISSION

County Board of Supervisors Chambers
Hilo, Hawaii

3:00 P. M.
May 6, 1966

STAFF REPORT

Hawaii SP66-22 - GERALDINE L. CARVALHO

A public hearing was held by the Hawaii County Planning Commission on a request for a special permit submitted by Geraldine L. Carvalho for the conversion of the grease rack section of an existing service station into a laundromat at Pepekeo, South Hilo, Hawaii. A recommendation for approval of the special permit has been made by the Hawaii County Planning Commission.

Existing land use surrounding the immediate area is a mixture of residential, agricultural and urban uses. Predominant land use is agricultural, involving cane lands. Land use districting involves the Agricultural District for the subject parcel, although an Urban District exists immediately across the road from the subject parcel.

The existing building houses a service station and a small store and is located opposite the existing Pepekeo School. The petitioners propose to continue gasoline sales at the service station and to convert the garage section of the service station to a laundromat. They indicate that services of a laundromat is needed by the Peace Corps stationed at Pepekeo School, the residents of the Pepekeo Camp and other minor camp sites around the area. The high rainfall in the area (approximately 150 inches annually) and the soot from the mill operations are cited as factors supporting the need for such a laundromat.

Evaluation by the staff has indicated that:

1. The proposed use would not adversely affect the surrounding property.
2. It would not unreasonably burden public agencies to provide roads and

streets, sewers, water, drainage and school improvements, etc., since facilities are available.

3. The proposed use will not substantially alter or change the essential character of the land and the present use since the structure is already in use as a commercial facility.
4. The proposed use can be considered an unusual and reasonable use within an Agricultural District.

On the basis of the evaluation above, it is recommended that the special permit application be approved.