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DEPARTMENT OF PLANNING
AND ECONOMIC DEVELOPMENT



LAND USE COMMISSION

250 South King St. / Honolulu, Hawaii 96813 / P. O. Box 2359 / Honolulu, Hawaii 96804

January 20, 1975

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TATSUO FUJIMOTO
Executive Officer

Planning Commission
County of Hawaii
25 Aupuni Street
Hilo, Hawaii 96720

Attention: Mr. Raymond Suefuji
Planning Director

Gentlemen:

At its meeting on January 17, 1975, the Land Use Commission voted to approve the request by the Hawaii District Council of the Assemblies of God (SP74-196) to establish a church on 4.2 acres of land situated in the Agricultural District at Keel, 2nd, South Kona, Hawaii, described as Tax Map Key 8-3-13: 1; subject to the 3 conditions imposed by the Hawaii County Planning Commission; and subject further to the representations made by the petitioner regarding the residential use of the property and the manner and conduct of the proposed use.

Very truly yours,

Tatsuo Fujimoto
TATSUO FUJIMOTO
Executive Officer

Encl.

cc: Hawaii Dist. Council of
the Assemblies of God
Dept. of Taxation, Hawaii
Property Technical Office, Dept. of Tax.
Tax Maps Administrator, Dept. of Tax.
Real Property Tax Assessor, Dept. of Tax.

STATE OF HAWAII
LAND USE COMMISSION

MEMORANDUM

January 17, 1975
10:30 a.m.

TO: Land Use Commission

FROM: Staff

SUBJECT: SP74-196 - HAWAII DISTRICT COUNCIL OF THE ASSEMBLIES OF GOD

The Hawaii District Council of the Assemblies of God requests approval of a special permit to establish a church on 4.2 acres of land situated in the Agricultural District at Keei 2nd, South Kona, Hawaii described as Tax Map Key 8-3-13: 1.

The subject property is presently vacant and is located on the mauka side of the South Kona Belt Road approximately 2,000 feet south of Honaunau School in the vicinity of the Shimizu Store. Soils of the property in question have very severe limitations for agricultural production and which restrict their use largely to pasture, woodland or wildlife. The surface consists of a thin layer of organic soil over pahoehoe bedrock. Slopes range from 6 to 20% and the rainfall ranges from 60 to 90 inches annually. Surrounding land uses include coffee lands with scattered dwellings, Honaunau School, Shimizu store, a service station, churches, and the Honaunau Post Office.

Petitioner proposes a church building of approximately 3,000 square feet in area which would house the sanctuary, 6 classrooms, a nursery and a kitchen. He submits that the proposed use would not adversely affect surrounding property nor burden public agencies to provide services. The land is not productive and involves only a small acreage. The church is needed by the many residents in the area who are members of their faith.

At the public hearing held by the Hawaii County Planning Commission on November 26, 1974, it was indicated that:

1. All essential utilities are available to the site in question, including an 8" water line.
2. The congregation is comprised of approximately 40 Filipino people in the community and services will be in the Filipino language.

3. In a letter dated December 4, 1974, Mr. Richard A. Nagata, a neighboring property owner situated approximately 100 feet to the north of the proposed site opposes the request as the church will be too close and the "church members make too much noise."
4. The State Departments of Agriculture, Transportation, Health, and Education and the County's Fire, Water and Police Departments have no objections to the proposed use.
5. Church services for the congregation are presently being held in a temporary structure pending construction of the new church under this special permit.

COUNTY RECOMMENDATION

On December 19, 1974, the Hawaii County Planning Commission voted to recommend approval of the special permit as it was found:

1. That the proposed use is not in conflict with the objectives of the Land Use Law or County policies. The County General Plan indicates low density urban development which would allow community uses such as churches. The County's zoning code also allows churches in an Agricultural District.
2. That the use would not be detrimental to the existing use of the property which is vacant and not used for agricultural production. There are no permanent church facilities in this area for members of this faith.
3. The effect on surrounding property will be minimal since the surrounding area is basically residential-agricultural in nature and since only approximately 1 acre of the total 4 acres will be utilized for the facility.
4. All essential services are available to the site.

The following conditions were stipulated by the County agency:

- "1. That construction commence within one (1) year from the official date of approval of the Special Permit.
- "2. That 20-foot landscaping buffer strips be provided along both side property lines to lessen the effect of noise which may be transmitted to the adjoining properties. The landscaping plan shall be submitted to the Hawaii County Planning Director for review and approval.

"3. That all other applicable rules and regulations, including the 'Plan Approval' process, be complied with."

Evaluation of the request finds that the proposed use would fulfill a need in the area for a permanent facility to accommodate members of this religious faith. The property is unsuited for intensive cultivation and lands will not be taken out of agricultural production. Condition #2 imposed by the County will help to minimize any noise problems which may be generated by the proposed use.

Based on the above, it is concluded that the proposed use is an "unusual and reasonable" use in an Agricultural District.

Accordingly, it is recommended that the special permit be approved subject to the conditions imposed by the County.