

PLANNING COMMISSION

Planning Department  
County of Hawaii  
Hilo, Hawaii

APPLICATION FOR SPECIAL PERMIT )  
by ) SPECIAL PERMIT NO. 455  
KALAHIKIOLA CONGREGATIONAL CHURCH )  
for )  
New Church Hall/Christian )  
Educational Building )  
in )  
Iole, North Kona, Hawaii )  
\_\_\_\_\_ )

SPECIAL PERMIT

The County Planning Commission at a duly held public hearing on June 12, 1980, considered the application of KALAHIKIOLA CONGREGATIONAL CHURCH for a Special Permit in accordance with Chapter 205, Section 205-6, Hawaii Revised Statutes, as amended, and Rule No. 6 of the Planning Commission relating to Special Permit to allow the construction of a new social hall/Christian educational building at Iole, North Kohala, Hawaii, Tax Map Key 5-3-05:4.

The Commission has found the following:

1. That the proposed use will not be contrary to the objectives sought to be accomplished by the Land Use Law and Regulations. The purpose of the Land Use Law and Regulations is to protect, preserve, and encourage the development of lands in the State for the public health and welfare of the people of the State of Hawaii. Although the subject parcel has been classified as Agricultural by the State Land Use Commission, the church has been in this location since 1855. Furthermore, the area, known as the "Bond District," has been placed on the Hawaii and National Register of Historic Places. Consequently, the use of the subject property for non-agricultural purposes is not expected to have any adverse effect on the overall agricultural potential of the region or of the Island and the State. Given the long term use of the property for church and educational purposes and its added social/historic value, it is determined that approval of the subject request would not be contrary to the objectives of the State Land Use Law and Regulations.

In addition, institutions of a religious nature are allowed as "conditionally permitted uses" within the agricultural zoned lands under the County's Zoning Code. As such, the granting of this particular Special Permit request for church and related educational uses on the subject property will also not be contrary to the County's Zoning Code.

Therefore, with the reasons cited above, it has been determined that future improvements for church or educational uses on the property would not require additional Special Permits. Furthermore, the Planning Department would still be required to review any additional improvements under the provisions of Hawaii Revised Statutes (HRS) Chapter 343 relating to the Environmental Quality Commission and Environmental Impact Statements.

2. That the proposed use will not alter the essential character of the land; in fact, it is determined that the proposed use will make the highest and best use of the land involved for the public welfare at the present time. The proposed building will be built at the same location and replace an existing wood frame building which has been used for religious and educational purposes. The new building will house an activity/meeting room, a kitchen, classroom, bathroom, library and pastor's study. The provision of these uses on the subject property will be beneficial and well-suited to accommodate the welfare of the public, in this particular case, the members of the Kalahikiola Congregational Church.
3. That the proposed use will not adversely affect the surrounding properties and their improvements. Surrounding land uses include the Bond Homestead, Kohala Seminary, macadamia orchards, and vacant lands. It is determined that the continued use of the subject property for church and related educational uses will be compatible with the area and will not be in conflict with surrounding uses.
4. That the proposed use will not unreasonably burden public agencies to provide roads and streets and other infrastructures and services. All essential utilities and services are or will be available to the subject area.

Therefore, the Commission hereby grants to the petitioner a Special Permit to allow the construction of a new social hall/Christian educational building at Iole, North Kohala, Hawaii, pursuant to the authority vested in it by Chapter 205, Section 205-6, Hawaii Revised Statutes, as amended, and Rule No. 6 of the Planning Commission.

Approval of the Special Permit is subject to the following conditions:

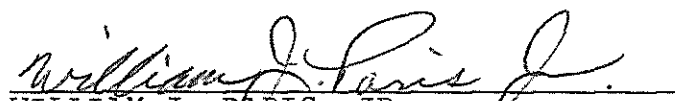
1. That the petitioner or its authorized representative shall submit plans and receive Final Plan Approval within one (1) year from the effective date of approval of the Special Permit. One of the primary concerns during the review of Plan Approval will be the impacts of the new structure to the architectural quality of the Bond District. The new structure must be designed to be in harmony with the architectural characteristics of the other structures in the Bond District.
2. That construction of the social hall/Christian educational building shall commence within one (1) year from the date of receipt of Final Plan Approval and be completed within two (2) years thereafter.

3. That any plans for future improvements shall be submitted to the Planning Department for approval.
4. That all applicable rules, regulations and requirements shall be complied with.

Should the foregoing conditions not be met, the Special Permit may be deemed null and void by the Planning Commission.

The effective date of the Special Permit shall be June 12, 1980.

Dated at Hilo, Hawaii, this 19<sup>th</sup> day of September, 1980.

  
WILLIAM J. PARIS, JR.  
Chairman, Planning Commission

APPROVED AS TO FORM  
AND LEGALITY:

  
DEPUTY CORPORATION COUNSEL  
COUNTY OF HAWAII

Date: 12 Sept 80