

PLANNING COMMISSION

Planning Department
County of Hawaii
Hilo, Hawaii

APPLICATION FOR SPECIAL PERMIT)
by) SPECIAL PERMIT NO. 463
CHURCH OF THE PACIFIC)
for)
A CHURCH FACILITY)
in)
KALOKO, NORTH KONA, HAWAII)

SPECIAL PERMIT

The County Planning Commission at a duly held public hearing on September 29, 1980, considered the application of CHURCH OF THE PACIFIC 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 establishment of a church facility in Kaloko, North Kona, Hawaii, Tax Map Key 7-3-08:52.

The Commission has found the following:

1. That the proposed use will not be contrary to the objectives sought to be accomplished by the State 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 State Department of Agriculture classifies the area as "Other Agricultural Lands of Importance" and that the Land Study Bureau's overall master productivity rating for agricultural use is Class "C" or Fair, this section of Kona has been designated for Alternate Urban Expansion (AUE) on the General Plan's Land Use Pattern Allocation Guide (LUPAG) Map. Aside from this particular property and some of the surrounding area, the majority of the lands within this section of Kona is poorly suited for agricultural uses. The majority of the better agricultural lands for the North Kona area are located in the Holualoa area. As such, during the update of the General Plan LUPAG Map in 1979, much of the AUE designations were transferred to areas in which the subject property is situated. The basic reason for the transfer is that this area has a series of non-conforming residential subdivisions and is agriculturally less active than the mauka Holualoa area. Although it is possible that some agricultural activities may be conducted on the subject property, it is determined that approval of the subject request would not be contrary to the objectives of the State Land Use Law and Regulations and the General Plan.

Further, the use of the subject property for nonagricultural purposes is not expected to have a significant adverse effect on the overall agricultural potential of the area or of the island and State.

2. That although the proposed use will somewhat alter the essential character of the land, it is determined that such a change may make the highest and best use of the land involved for the public welfare at the present time. At present, the subject property is vacant. Although the proposed use will undeniably alter the existing character of the property to some degree, it is determined that the provision of a religious institution on a limited scale on the subject land would be beneficial and well-suited to accommodate the welfare of the public.
3. That the proposed use will not adversely affect the surrounding properties and their improvements. The subject property and the surrounding lands are zoned agricultural by the County, and their uses include single family dwellings and vacant lands. It is not anticipated that the proposed church use will conflict with any of the existing uses in the area.

In addition, institutions of a religious nature are allowed as "conditionally permitted uses" within the agriculturally zoned lands under the County's Zoning Code. As such, the granting of this particular Special Permit request for the establishment of a church and related uses on the subject property will not be contrary to the County's Zoning Code. Thus, the establishment of the proposed use is determined to be compatible with the area and would not be in conflict with the surrounding land uses.

4. That the proposed use will not unreasonably burden public agencies to provide roads and streets and other infrastructure and services. All essential services and facilities are or will be made available to the subject property.

Therefore, the Commission hereby grants to the petitioner a Special Permit to allow the establishment of a church facility in Kaloko, North Kona, 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:

- Final P.A.
4/12/21*
1. That the petitioner or its authorized representative submit plans and secure Final Plan Approval within one (1) year from the effective date of the Special Permit.
 2. That construction commence within one (1) year from the date of receipt of Final Plan Approval and be completed within two (2) years thereafter.
 3. That access to the proposed area from the Hawaii Belt Highway shall meet the requirements of the Department of Public Works, and the State Department of Transportation, Highways Division.
 4. That the petitioner shall provide an all-weather dust free surface parking area. The number of stalls to be provided shall be determined at the time of Plan Approval.
- P.P. 152
4/27/21*

5. That all other applicable rules, regulations and requirements, including those of the State Department of Health and the Department of Water Supply, 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 September 29, 1980.

Dated at Hilo, Hawaii, this 17th day of December, 1980.

William J. Paris, Jr.
WILLIAM J. PARIS, JR.
Chairman, Planning Commission

APPROVED AS TO FORM
AND LEGALITY:

Robert Barbados
DEPUTY CORPORATION COUNSEL
COUNTY OF HAWAII

Date: 5 Dec 80

CERTIFIED MAIL

April 14, 1983

Mr. Dale Andrews
Church of the Pacific
P. O. Box 3083
Kailua-Kona, HI 96740

Dear Mr. Andrews:


Nullification of Special Permit No. 463
Tax Map Key 7-3-08:52

The Planning Commission at its meeting on April 7, 1983, reviewed Special Permit No. 463 which allowed the establishment of a church facility at North Kona, Hawaii.

The Commission voted to approve the Planning Director's request to nullify the special permit.

Should there be further questions regarding this matter, please feel free to contact the Planning Department at 961-8288.

Sincerely,


7m CLYDE IMADA
Chairman, Planning Commission

db

cc: Department of Public Works
Department of Water Supply
Kona Services Office

bcc: Plan Approval Section

APR 14 1983