PLANNING COMMISSION

Planning Department
County of Hawaii
Hilo, Hawaii

Application for USE PERMIT by K. TANIGUCHI SUPER MARKET for TEMPORARY ESTABLISHMENT OF A RETAIL SUPERMARKET in GENERAL INDUSTRIAL ZONE in Keahuolu, N. Kona, Hawaii	Use Permit No. 14

USE PERMIT

The County Planning Commission, at a duly held public hearing on December 20, 1973, considered the application of K. TANIGUCHI SUPER MARKET for a temporary use permit in accordance with Chapter 8 (zoning Code), Article 1, Section 8, Hawaii County Code, as amended. The request was to allow the temporary establishment of a retail supermarket on a 1.1 acre lot in a General Industrial (MG-1a) zone in the Kailua Industrial Tract, Keahuolu, North Kona, Hawaii, Tax Map Key 7-4-10:10.

The Commission has found that:

1. The retail food market is a necessary outlet to serve the needs of the community; that its closure would cause inconvenience and hardship to the people in the general vicinity as well as to the owner, as substitute outlets in the area are not of sufficient size nor scope to accommodate the need;

2. The proposed temporary nature of the use in the industrial zone would not be inconsistent with the intent of the General Plan which is to promote the general welfare of the public;

3. The use would not be materially detrimental to the surrounding properties nor to the property owners, evidenced further by the lack of objection voiced on the proposal; and

4. The special and unusual circumstance applies to the situation wherein a new market is being constructed, and a substitute, temporary facility of adequate size in a commercial zone does not exist.

Therefore, the Commission hereby grants to the applicant a temporary use permit to allow the establishment of a retail food market pursuant to the authority vested in it by Section 8 of said Code, subject to the conditions that:

1. The paved area fronting the building be utilized for supermarket

customer parking with stalls and auto routing in accordance with plan approval directives;

2. The temporary use permit be limited in tenure to one year from the effective date of the permit;

3. The uses be limited to those presently carried on in the existing supermarket operation; and

4. Compliance with all other County regulations including plan approval.

The effective date of this permit shall be from December 20, 1973.

Dated at Hilo, Hawaii, this 9th day of February 1974.

Arthur W. Martin

Arthur W. Martin, Chairman

APPROVED as to FORM and LEGALITY

Clifford H. T. Jim

CORPORATION COUNSEL
COUNTY OF HAWAII

Date FEB 4 1974