



Planning and Development Department Case Information

Case Number: CU25-0321

Meeting Dates: Planning Commission 11-06-2025

Board of Commissioners 12-02-2025

Applicant/Owner:

Paula Kim Nguyen
3550 Bay Creek Church Road
Loganville, Georgia 30052

Current Zoning: The current zoning is R1.

Request: Conditional Use for Place of Worship for Buddha Study and Meditation.

Address: 3550 Bay Creek Church Road & Bay Creek Drive, Loganville, Georgia 30052

Map Number/Site Area: N044A032 – 1.47 acres

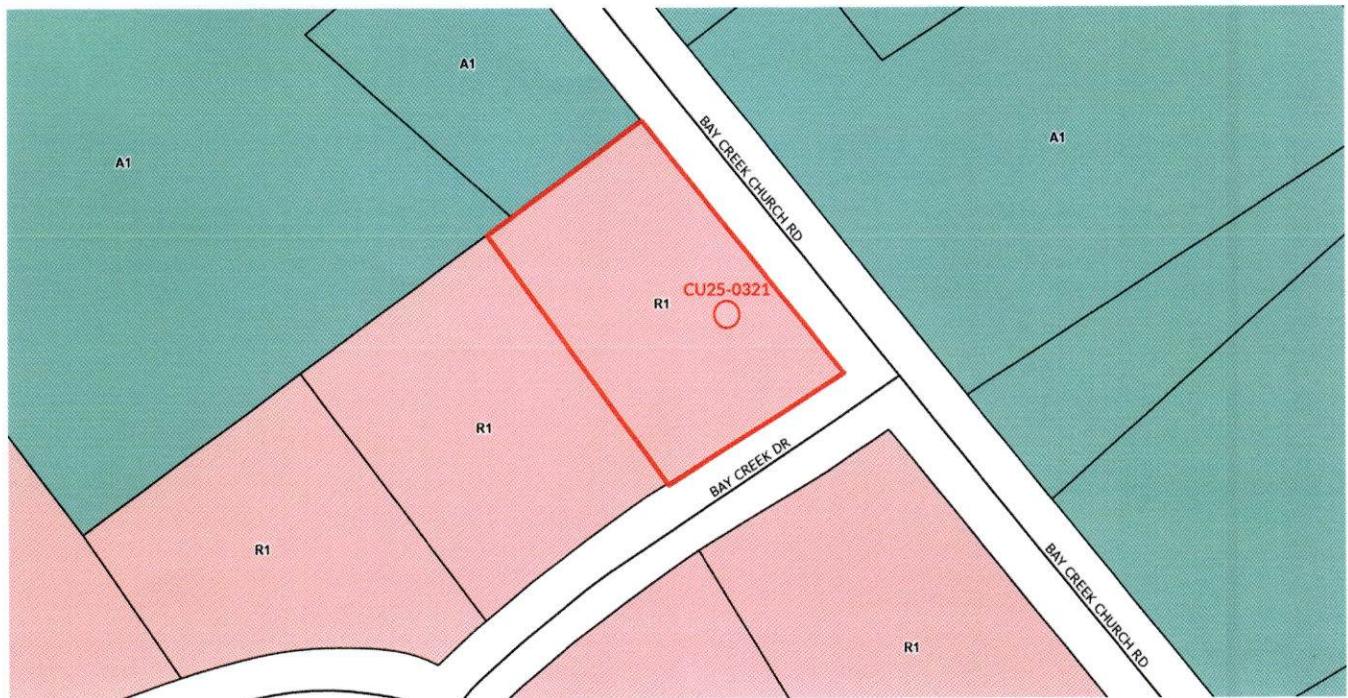
Character Area: Suburban

District 1 Commissioner- Amarie Warren Planning Commission–Josh Ferguson

Existing Site Conditions: Property N044A032 consists of a house and storage building.

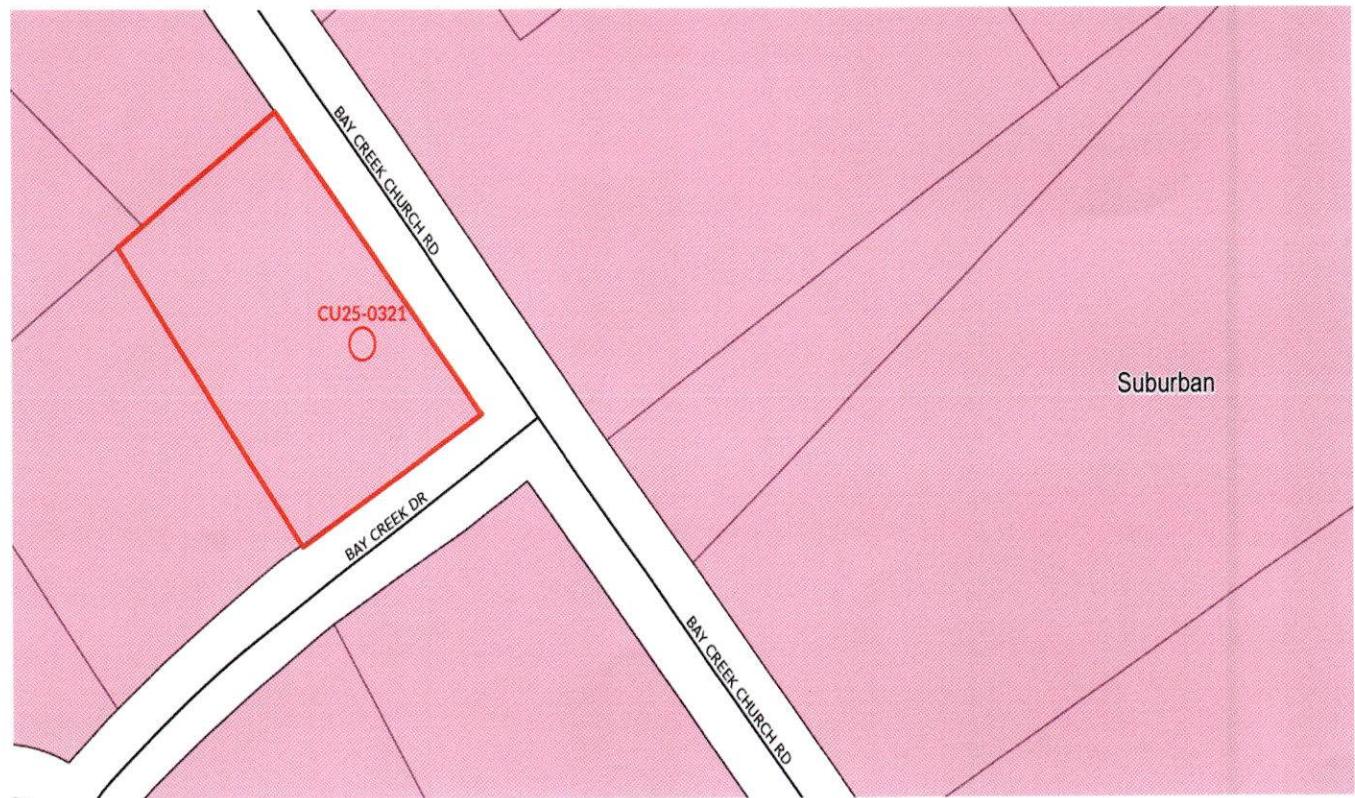


The surrounding properties are zoned A1 and R1.



The property is not in a Watershed Protection Area.

The Future Land Use Map for this property is Suburban.



History: No History

Staff Comments/Concerns: This Conditional Use is the result of a Code Enforcement case in which the owner was notified of the improper use of the property as a place of worship.

Comments and Recommendations from various Agencies:

CU25-0321 – Conditional Use on 1.47 acres for a place of worship for Buddha study & meditation – Applicant/Owner: Paula Kim Nguyen – property located at 3550 Bay Creek Church Road & Bay Creek Drive – Map/Parcel N044A032 - District 1

Public Works: Public Works has no issue with approval of this request.

Sheriff's Department: No issues

Water Authority: This area is served by an existing 6" diameter water main along Bay Creek Church Road & Bay Creek Drive. (static pressure: 50 psi, Estimated fire flow available: 830 gpm @ 20 psi). No system impacts anticipated.

Per Jimmy Parker: Available fire flow below 1,000 GPM. Commercial uses may require the owner to install a private booster pump for fire suppression systems, if required by code. For this particular Conditional Use, State Fire Code requires a sprinkler system for any place of worship or assembly building with a seating capacity of 300 or more, or 12,000+ square feet. Not sure how big this planned facility is.

Fire Marshall Review: The business portion of this residential house shall become ADA compliant and Shall have life safety items in place. Project shall comply with all codes set forth by the Office of Commissioner of Insurance State Fire Marshal Rules and Regulations, Walton County Ordinances, Life Safety Code and Internation Fire code.

Fire Department Review: This will add additional call volume for Fire and EMS Response as occupied as a business during worship times.

Board of Education: No issues.

GDOT: No comments, not fronting state R/W.

City of Monroe: No comment received.

PC Action 11/6/2025:

CU25-0321 – Conditional Use on 1.47 acres for a place of worship for Buddha study & meditation – Applicant/Owner: Paula Kim Nguyen – property located at 3550 Bay Creek Church Road & Bay Creek Drive – Map/Parcel N044A032 – District 1

Presentation: Paula Nguyen represented the case. She is asking permission to use her place for meditation and bible study which is very quiet on Sundays from 10:00 a.m. to 12:00 p.m. or 1:00 p.m. She stated that on Sunday people come to pray and do meditation there are approximately 5 to 10 people and the maximum would be 20 people. She said not many people know about meditation.

Public Comment: Brian Hammock who lives at 2700 Bay Ridge Drive stated he has concerns because this is Bay Creek Estates which is a residential subdivision. He is opposed to this and requests the Board to deny. He stated that this is not about religion but traffic. He stated that there are zoning principles and he is concerned about respect for public health and property values. He stated Walton County has a Land Use Map and rezoning and conditional use will not be correct.

Lisa & Darren Ashcraft who lives at 2799 Bay Creek Drive stated that their property borders their property. They have a 34 year old special needs daughter. They bought their property 23 years ago. She stated that their daughter has medical and behavioral issues and her bedroom is closest to this house. Their daughter does not like change. Ms. Ashcraft stated that her husband had to take early retirement to care for their daughter.

Rebuttal: Ms. Nguyen and her sister's husband, Kirk Pletcher came back for rebuttal. He stated that this is not a rezone but a conditional use. Mr. Pletcher stated he lives in Commerce, Georgia but comes here to meditate. He stated that this is not a rezoning but a conditional use and as far as traffic, this property is on the corner. The people don't come at one time and they have a meal and then the people leave. He understands the concern of the neighbor but they are not putting a sign and there is not going to be 200 people. He stated it would be like somebody coming for a dinner party. As far as people with disability, there is no noise, no chanting or beating of drums. The applicant has put money into the property to improve it and they have done planting and agriculture gardens.

Tim Hinton asked about covenants and if they had expired and someone stated that the covenants had been renewed.

Ms. Nguyen stated when she bought the property it was very quiet and they do meditation, no music and it is not a temple. It is for people to come for mediation. This is a nice peaceful place. They have room for parking and sometimes not all the people are there at the same time. This is no different than people having parties on Sundays and there is more noise there than hers.

Yum Nguyen who lives at 1936 Beach Wood Boulevard stated that as far as the next door neighbor it breaks her heart and she is respectful of the fact they are trying to maintain what they know and protecting their daughter who has special needs. She said that the neighbors think this is a hostile use but that is not true. This is just a house like family coming to visit. She has fixed the house up and has tried to add character and curb appeal. They have a garden and have planted a lot of trees. There is not much traffic and the people can park on the property and there is nobody parking on the street. This is only on Sundays where people get together to meditate and enjoy a meal together and she comes from Gainesville to enjoy the meal.

Recommendation: Motion by Josh Ferguson to recommend denial due to this property being in a single family residential neighborhood and the proposed use is not allowed but Walton County does not enforce covenants with a second by John Pringle. The motion carried unanimously.

Walton County Planning and Development

SUBMITTAL CHECKLIST For Conditional Use Application

- Application must be completely filled out.
- Name, address and phone number of all owners of the property.
(if more than one owner-attach as exhibit)
- Recorded Deed of property
- Recorded Plat of property
- Campaign contribution form
- Authorization to file if applicant is not the owner.
(must be notarized)
- Written documented, detailed analysis of the impact of the proposed zoning map amendment with respect to each of the standards and factors in Article 4, Part 4, Section 160 (B).
- 1 reduced copy of site plan (11X17) – Drawn by Design Professional
- Letter of intent with any conditions
- Proof of Property Taxes paid on property.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

Conditional Use Application # CU25-0321

Planning Comm. Meeting Date 11-6-2025 at 6:00PM held at WC Historical Court House-111 S Broad Street, Monroe, Ga (2nd Floor)

Board of Comm Meeting Date 12-2-2025 at 6:00PM held at WC Historical Court House
You or a representative must be present at both meetings

Please Type or Print Legibly

Map/Parcel NO 44 A032

Applicant Name/Address/Phone #

PAULA KIM NGUYEN
3550 Bay Creek Ch.Rd.
Loganville, GA. 30052

E-mail: Choningtontam@gmail.com

Phone # 657-789-3122

Location 3550 Bay Creek Ch.Rd. Present Zoning R1 Acreage 1 1/2

Property Owner Name/Address/Phone

(Same)

(If more than one owner, attach Exhibit "A")

Phone #

Bay Creek Drive

Existing Use of Property: RESIDENTIAL

Existing Structures: RESIDENTIAL HOME

Property is serviced by:

Public Water: Provider: WALTON Well: _____

Public Sewer: _____ Provider: _____ Septic Tank:

The purpose of this conditional use is: RESIDENTIAL AND
BUDDHA STUDY - Meditation Inside the
House

The above statements and accompanying materials are complete and accurate. Applicant hereby grants permission for planning and zoning personnel to enter upon and inspect the property for all purposes allowed and required by the Comprehensive Land Development Ordinance.

Signature 

5/23/2025

Date

\$300.00

Fee Paid

Public Notice sign will be placed and removed by P&D Office

Signs will not be removed until after Board of Commissioners meeting

Office Use Only:

Existing Zoning R1 Surrounding Zoning: North A1 South R1

East A1 West R1

Comprehensive Land Use: Suburban

Commission District: I - Warren Watershed: 

Standard Review Questions:

Provide a written, documented, detailed analysis of the impact of the proposed zoning map amendment or conditional use with respect to each of the standards and factors specified in Section 160 listed below:

Conditional Use Permit Criteria

1. Adequate provision is made such as setbacks, fences, etc., to protect adjacent properties from possible adverse influence of the proposed use, such as noise, dust vibration, glare, odor, electrical disturbances, and similar factors. *Small fence is in place but would be willing to put up a wood fence for privacy.*
2. Vehicular traffic and pedestrian movement on adjacent streets will not be hindered or endangered. *N/A*
3. Off-street parking and loading and the entrances to and exits from such parking and loading will be adequate in terms of location, amount and design to serve the use. *No off street parking - parking will be at the house. Estimate now is about 1 to 2 - right now.*
4. Public facilities and utilities are capable of adequately serving the proposed use. *yes*
5. The proposed use will not adversely affect the level of property values or general character of the area. *Will not affect property values.*

Disclosure of Campaign Contributions

In accordance with the Conflict of Interest in Zoning Act, O.C.G.A., Chapter 36-67A, the following questions must be answered:

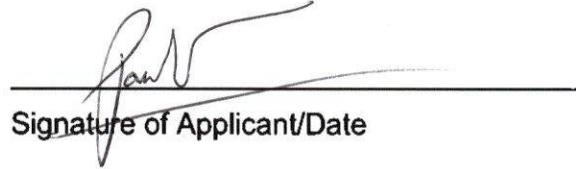
Have you the applicant made \$250 or more in campaign contributions to a local government official within two years immediately preceding the filing of this application?

yes no

If the answer is yes, you must file a disclosure report with the governing authority of Walton County showing:

1. The name and official position of the local governing authority in Walton County to whom the campaign contribution was made.
2. The dollar amount and description of each campaign contribution made during the two years immediately preceding the filing of this application and the date of each such contribution was made.

This disclosure must be filed when the application is submitted.



Signature of Applicant/Date

Check one: Owner Agent _____

Letter of Intent

To Whom It May Concern,

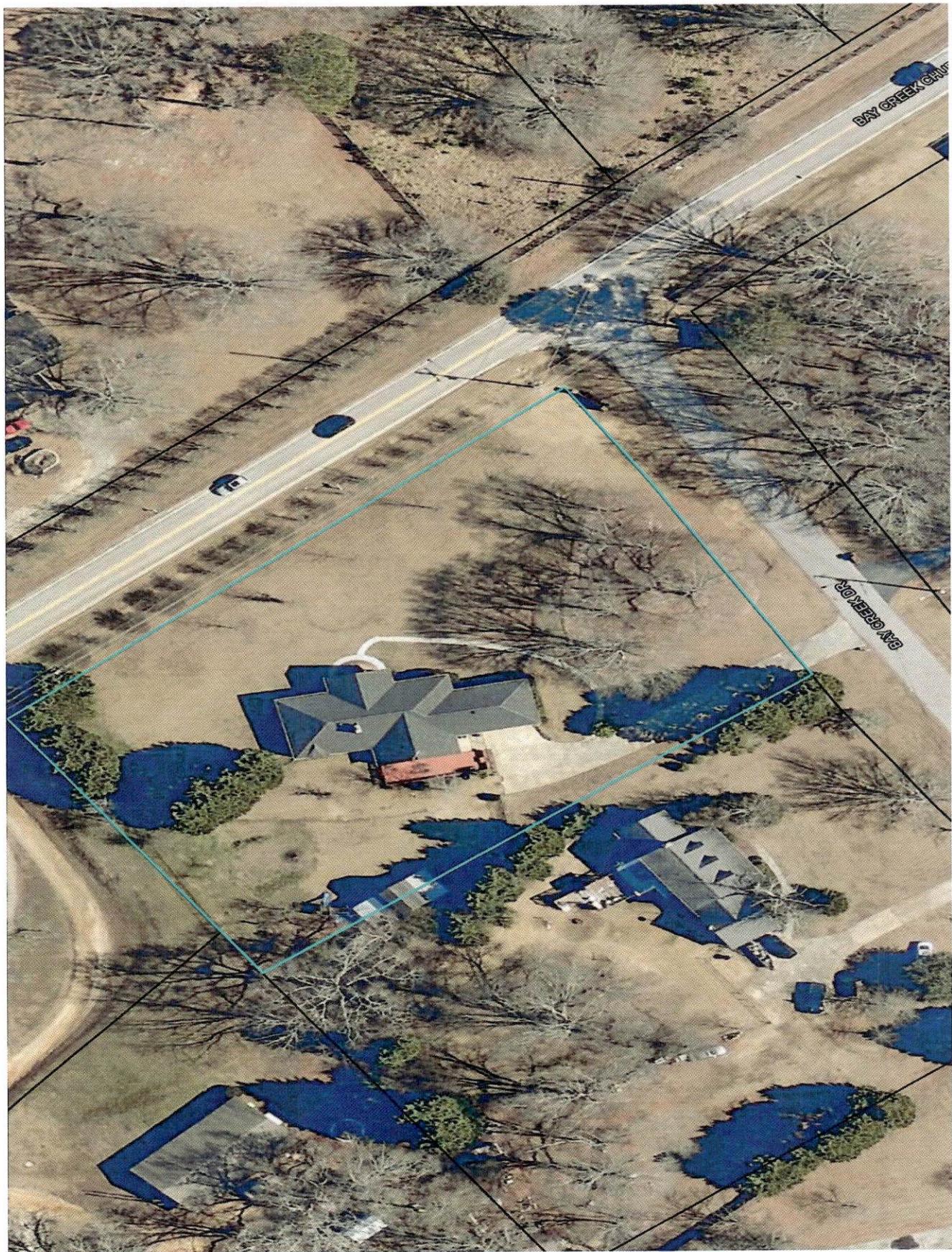
I am writing to you regarding the house at 3550 Bay Creek Church Rd, Loganville, Georgia. It is my intention to use the house (in addition to living) to study Buddhism and meditation. I would like to host a "Dharma Study" (Bible study) group at the house every Sunday from 10am to 1pm. The average number of people attending would be between 5 to 10, with no more than 20.

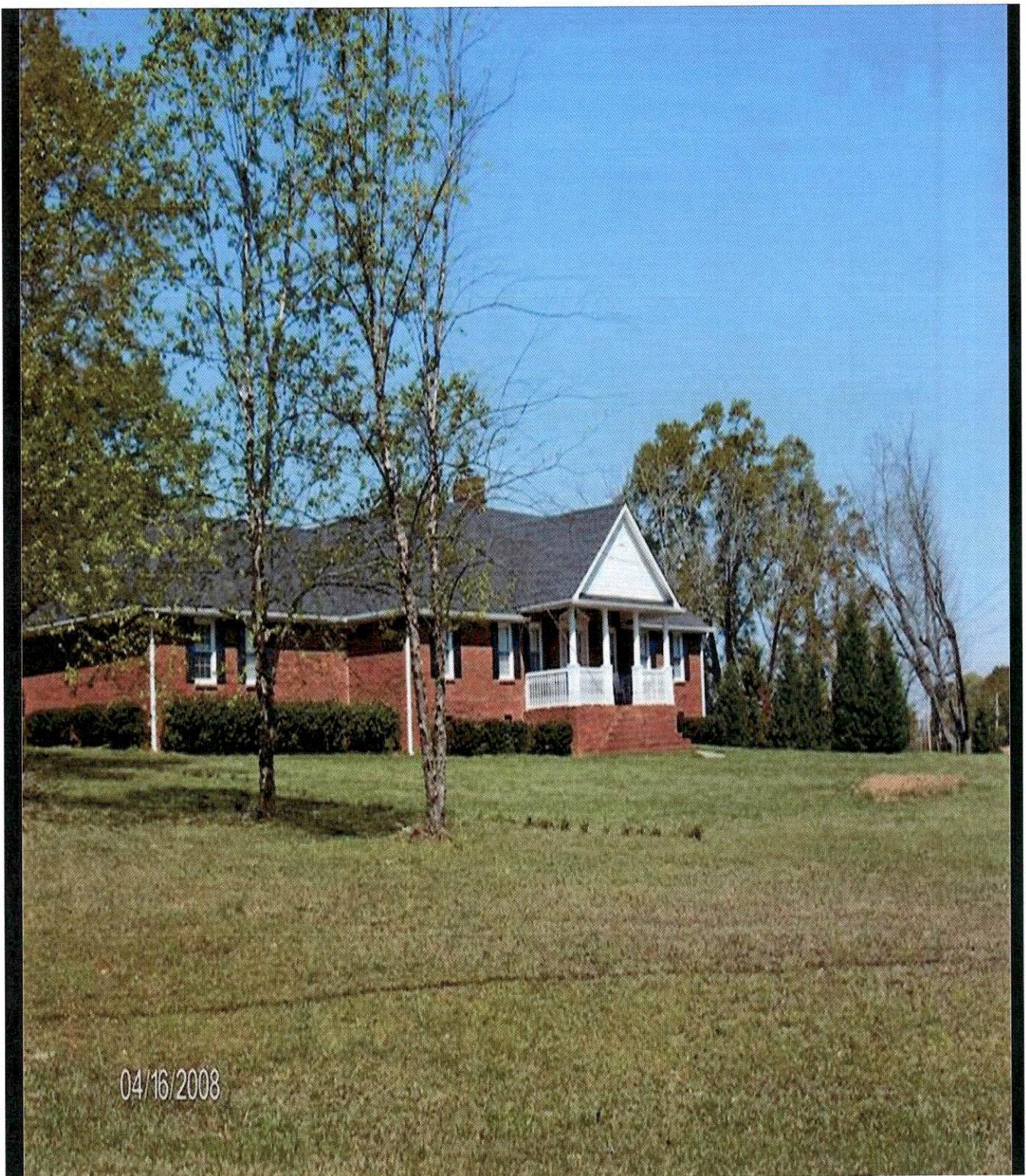
I do not intend to change "the look" of the front of the house, and my guests will not park on the street, as my property has sufficient space.

Buddhism and meditation are peaceful endeavors and are very quiet. This is why I chose this beautiful neighborhood. I do not wish to take away from this neighborhood only to add to it and make it better.

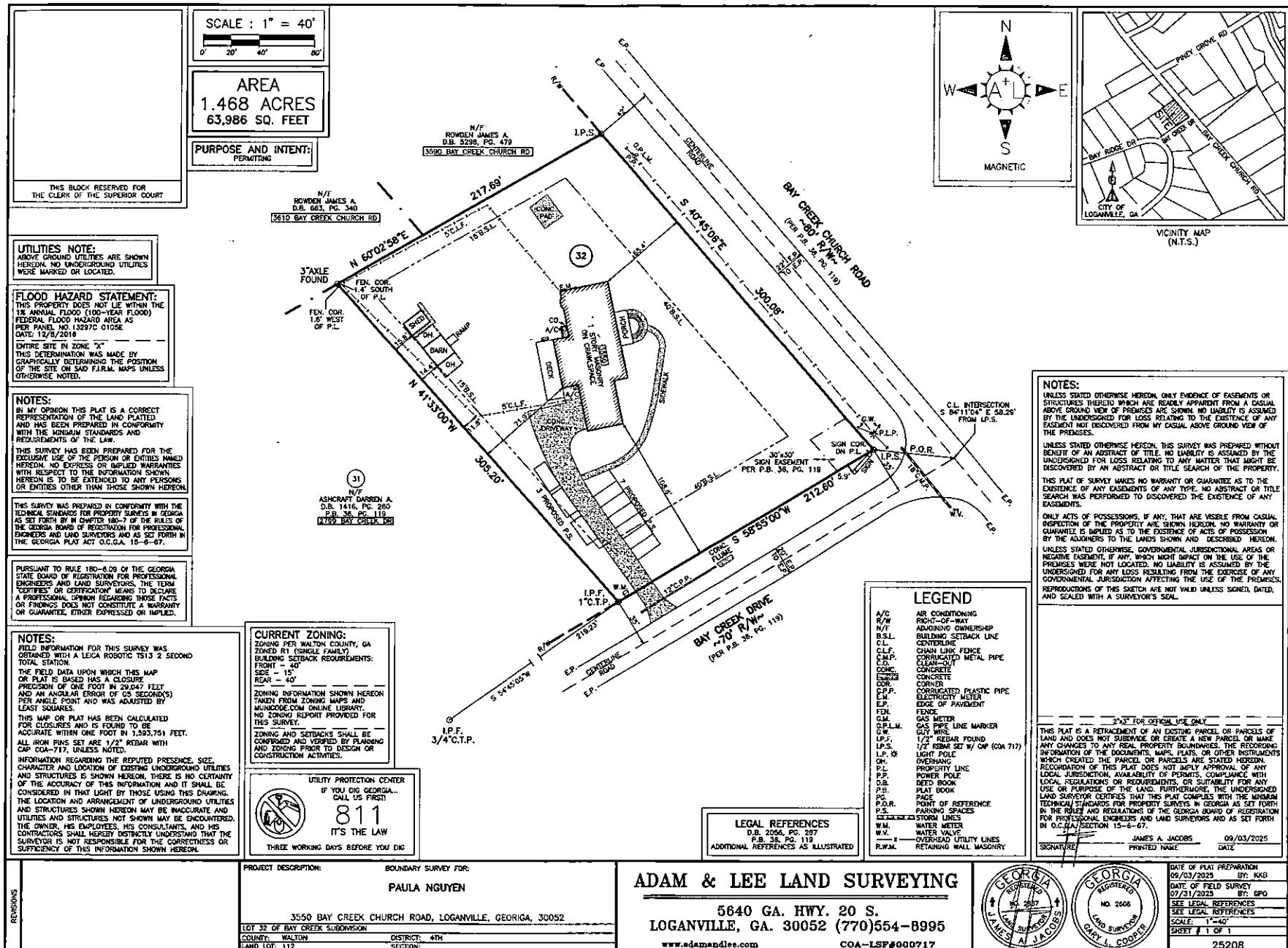
Sincerely,

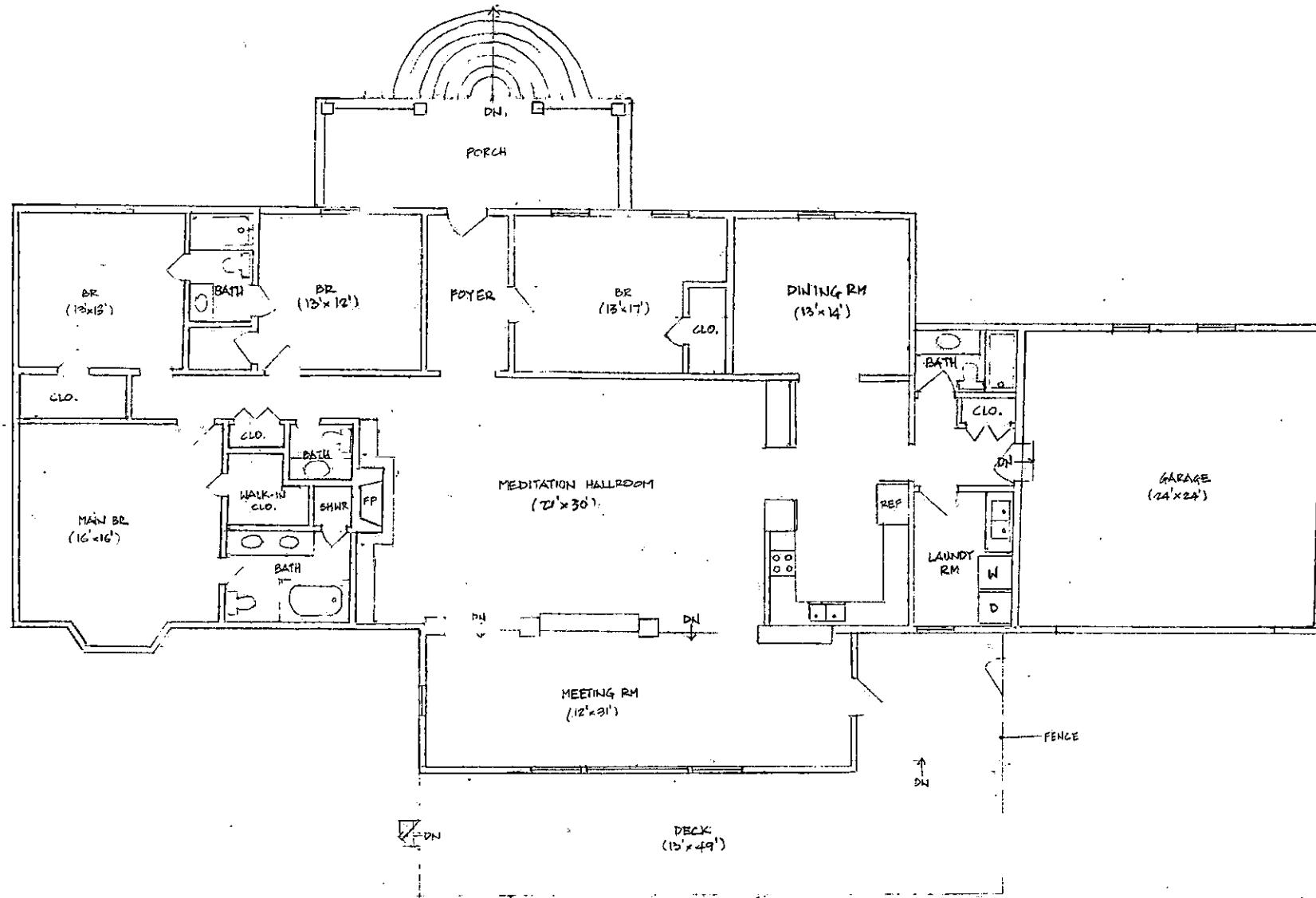
Paula Kim Nguyen





04/16/2008





SCALE: $1^{\prime\prime} = 1'-0"$
 AREA: 3014 SF, ZONE F
 DATE: DEC 15, 2025

PROPERTY: BAY CREEK LOT NO. 32 - WALTON COUNTY, GA
 3550 BAY CREEK CHURCH ROAD
 LOGANVILLE GA 30052
 PARCEL NO. NO44K000000032000

OWNER: TAM CHAU ZEN MONASTERY CORP