



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

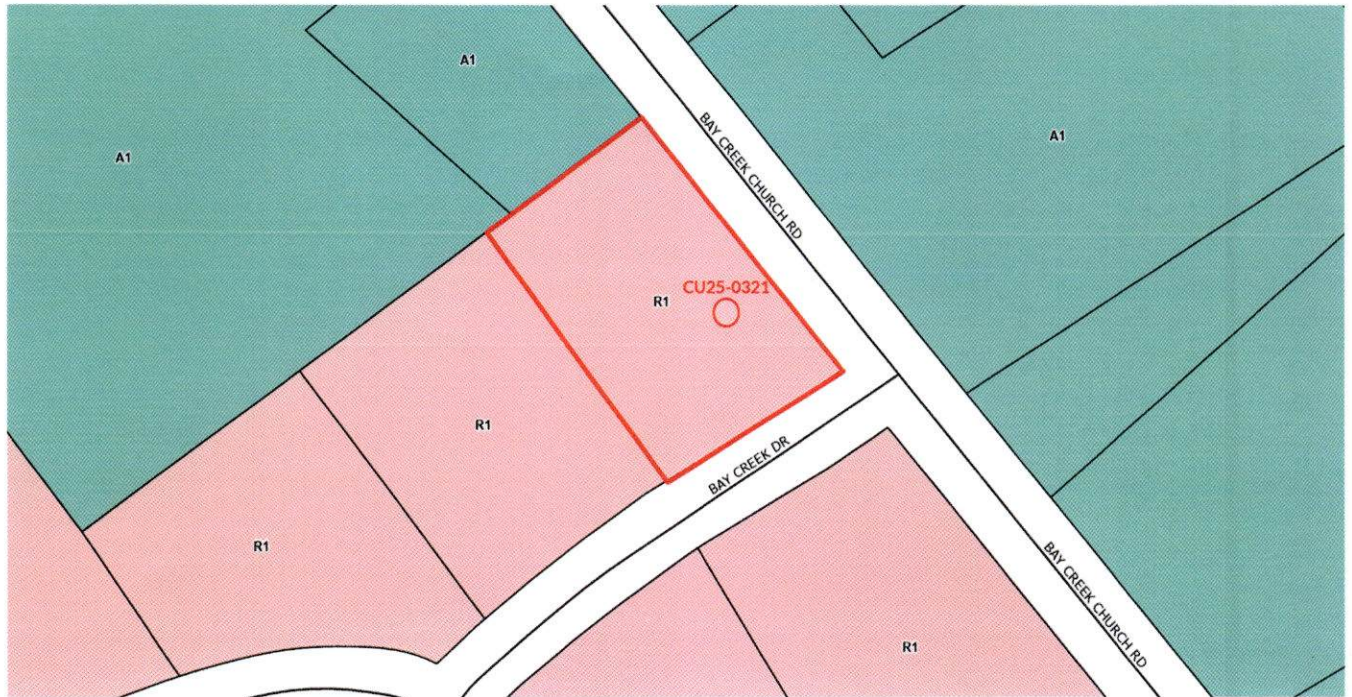
Character Area: Suburban

District 1 Commissioner- Amarie Warren Planning Commission—Josh Ferguson

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

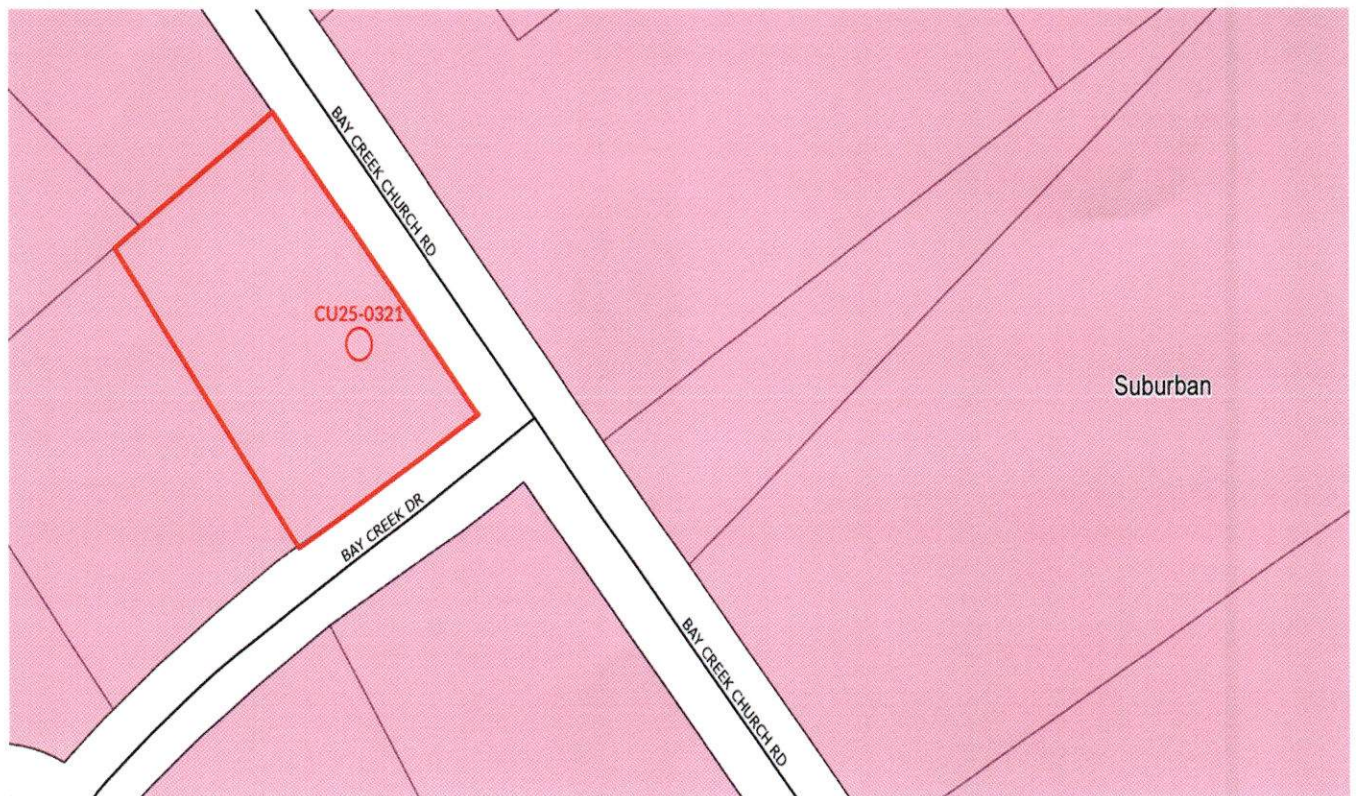


The surrounding properties are zoned A1 and R1.



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.

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 NO44A032

Applicant Name/Address/Phone #

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

Property Owner Name/Address/Phone

(Same)

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

E-mail: Chonngotamp@gmail.com

Phone # 657-789-3122

Phone #

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

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

Date

5/23/2025 \$ 300.00

Fee Paid 300.00

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 A1

East A1

West R1

Comprehensive Land Use: Suburban

Commission District: 1- Warren

Watershed: /

I hereby withdraw the above application _____ Date: _____

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:

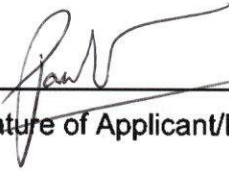
Have you the applicant made \$250 or more in campaign contributions to a local government official within two years immediately preceding the filing of this application?

_____ 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,

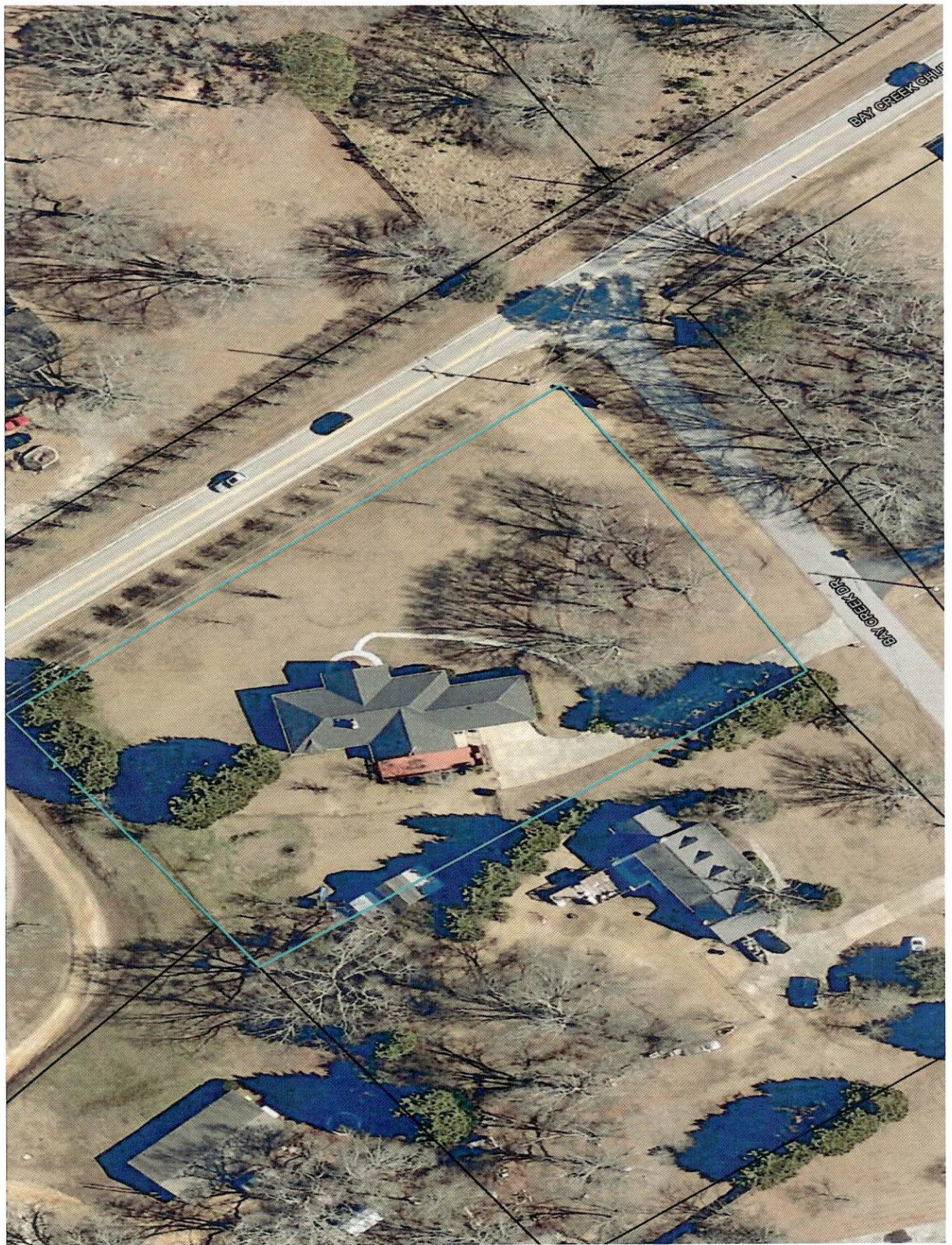
I am writing to you regarding the house at 3550 Bay Creek Church Rd, Loganville, Georgia. It is my intention to use the house (in addition to living) to study Buddhism and meditation. I would like to host a "Dharma Study" (Bible study) group at the house every Sunday from 10am to 1pm. The average number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

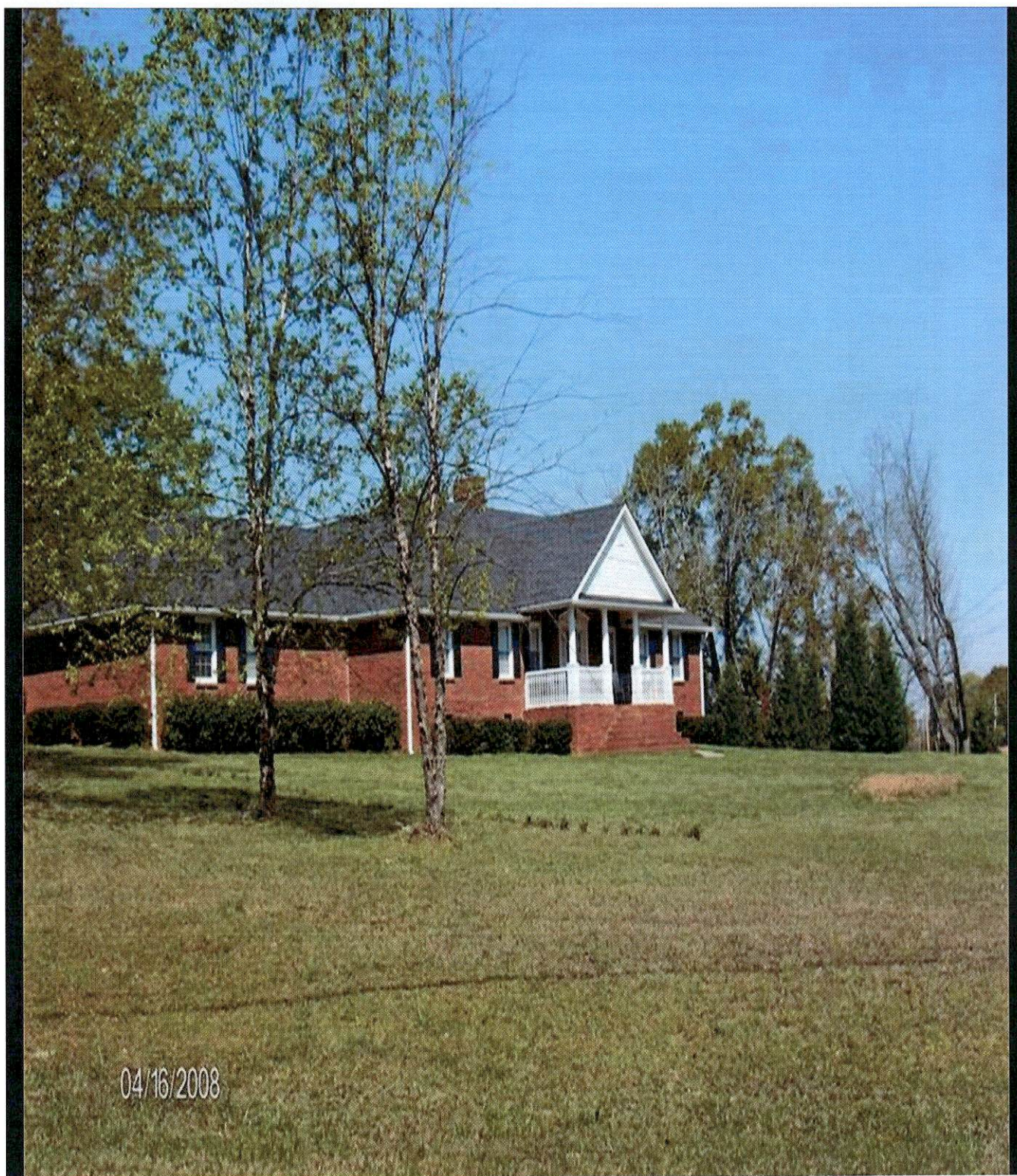
I do not intend to change "the look" of the front of the house, and my guests will not park on the street, as my property has sufficient space.

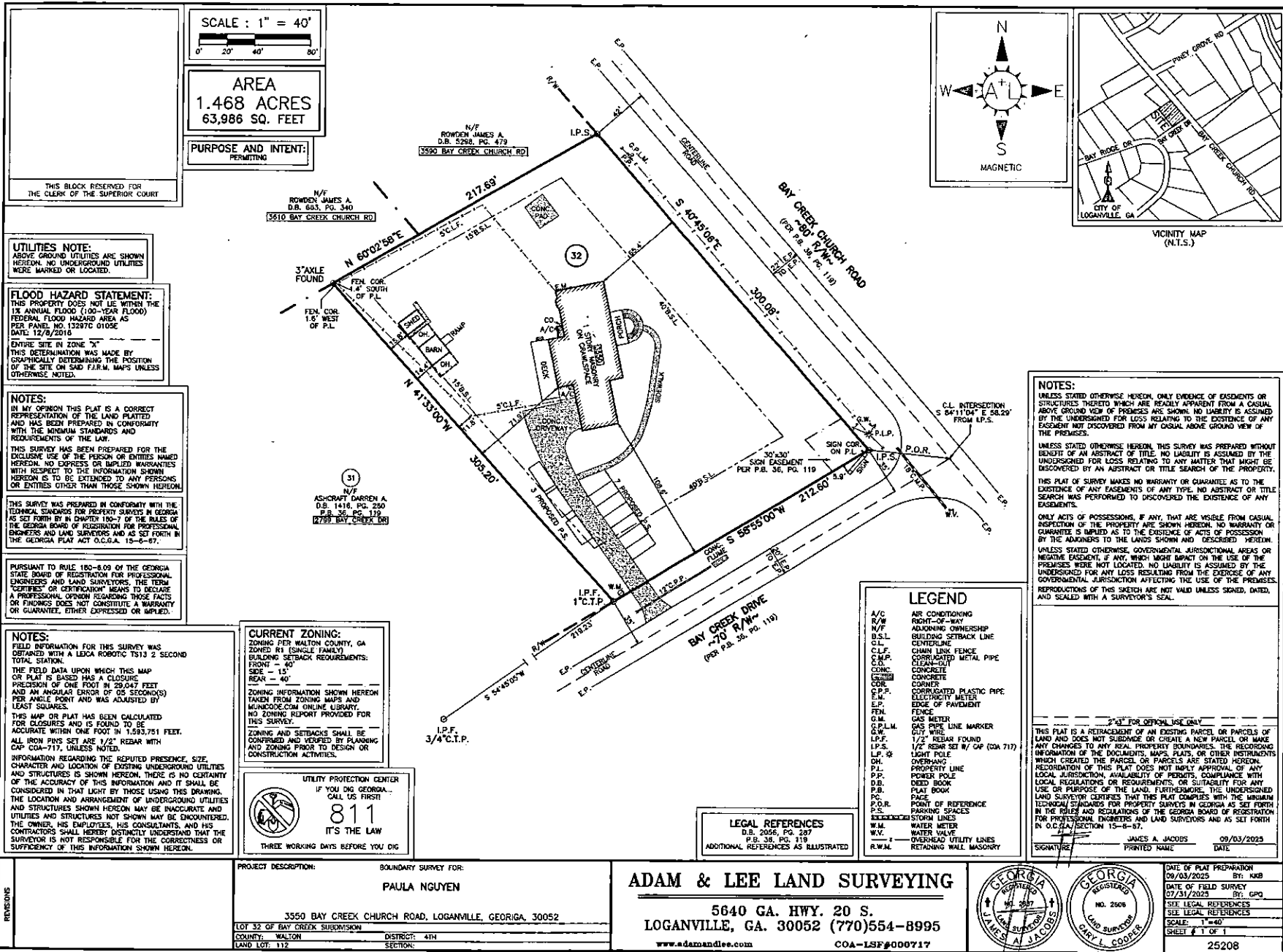
Buddhism and meditation are peaceful endeavors and are very quiet. This is why I chose this beautiful neighborhood. I do not wish to take away from this neighborhood only to add to it and make it better.

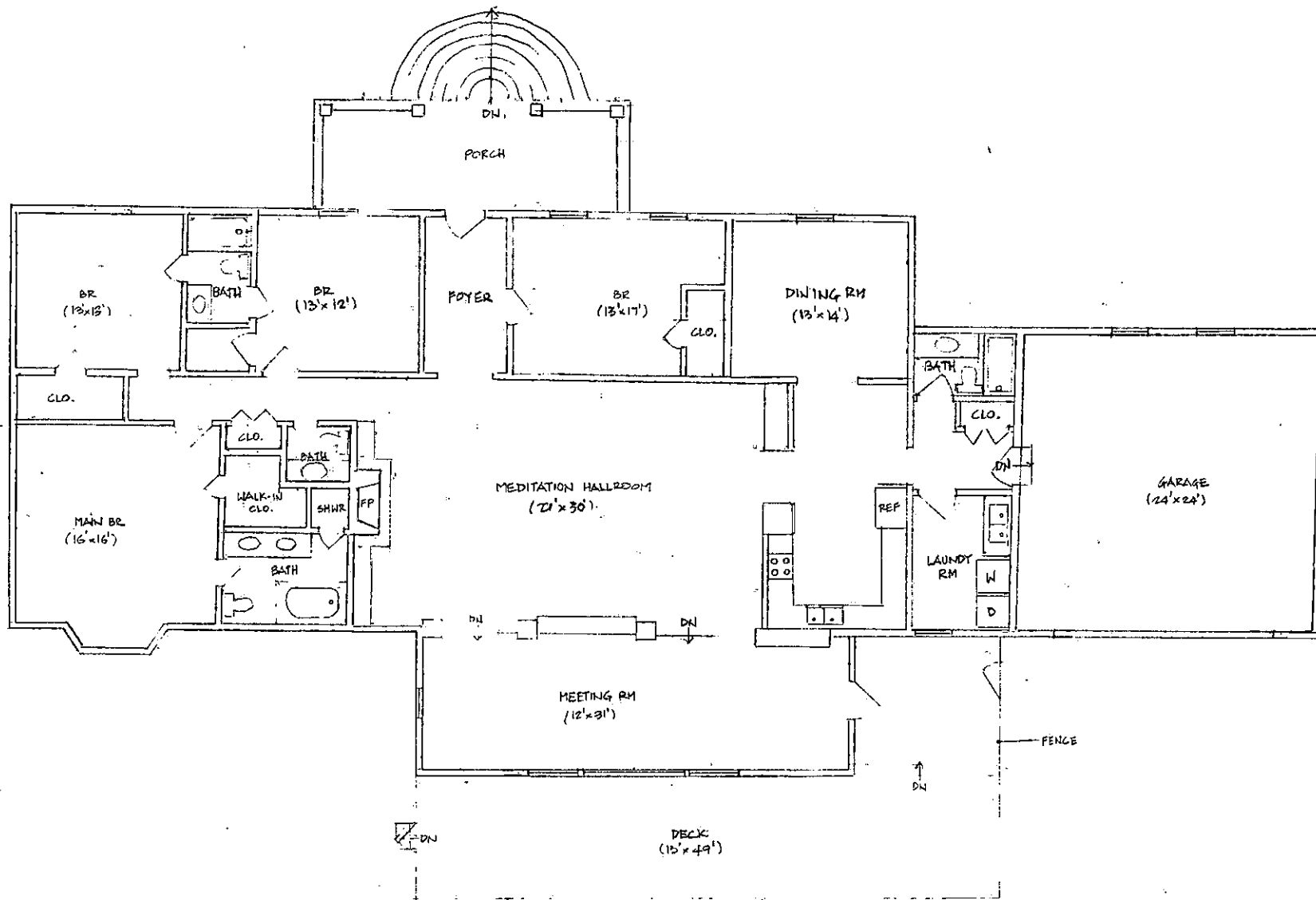
Sincerely,

Paula Kim Nguyen









SCALE: $\frac{1}{8}" = 1'-0"$
 AREA: 3014 SF, ZONE
 DATE: DEC 15, 2025

PROPERTY: BAY CREEK LOT NO. 32 - WALTON COUNTY, GA
 3550 BAY CREEK CHURCH ROAD
 LOGANVILLE GA 30052
 PARCEL NO.: N044A000000032000

OWNER: TAM CHAU ZEN MONASTERY CORP.