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Position Statement in Support of HB 1266 – Montgomery County and Prince George’s County Zoning and Land Use – Fairness in Zoning

The City of Greenbelt supports HB 1266 – Montgomery County and Prince George’s County Zoning and Land Use – Fairness in Zoning, a vital piece of legislation that enhances transparency, accountability, and efficiency in zoning and land-use decision-making within Montgomery County and Prince George’s County. By refining the jurisdictional authority of planning boards and district councils, the bill establishes a more structured and equitable process for zoning appeals and judicial reviews.

This bill strengthens local governance by affirming the oversight role of the district council in zoning matters while preserving the ability of residents, municipal corporations, and affected stakeholders to participate meaningfully in the decision-making process. The enhanced clarity in judicial review and appeal procedures will promote fairness and consistency, preventing unnecessary delays and ensuring that zoning decisions are made in the best interest of the community.

For Greenbelt, HB 1266 provides a more transparent and inclusive framework for zoning decisions, safeguarding local interests and reinforcing responsible development practices. By establishing clear timelines for zoning actions, refining standing requirements for appeals, and ensuring impartiality in decision-making, the bill enhances public confidence in the zoning process.

The City of Greenbelt urges the Maryland General Assembly to pass HB 1266 and calls on policymakers to support its implementation to foster a fair, predictable, and community-centered zoning system in Prince George’s County.

For questions or more information, please contact Josué Salmerón, City Manager, at jsalmeron@greenbeltmd.gov.