



POSITION STATEMENT

Bill: SB 832 Prince George’s County – District Council Zoning Laws – Override by Municipal Corporation

Position: OPPOSE

Date: February 25, 2025

Contact: Debra Borden, General Counsel

Jordan Baucum Colbert, Government Affairs Liaison

Dear: Chair Brian J. Feldman,

The Maryland-National Capital Park and Planning Commission (“M-NCPPC” or the “Commission”) has voted to oppose this bill.

What the Bill Does. SB 832 authorizes a municipal corporation in Prince George’s County that is in the regional district to override certain laws made by the district council under certain circumstances and by a majority vote of the governing body of the municipal corporation; and generally relating to zoning laws in Prince George’s County.

Why this Bill is Problematic.

- Allowing all 27 municipalities in Prince George’s County to “override” any provision of the County’s 700+ page zoning ordinance would cause chaos and uncertainty in the county’s development and permitting process.
- The bill says the zoning ordinance will be “overridden” but it provides no replacement for the provisions that are simply nullified by the municipalities, leaving the municipalities to make it up as they go along.
- Developers and business owners attempting to build or get a permit to operate a business will be in the dark whether the county’s zoning ordinance will apply or be “overridden” if they happen to be located in one of the county’s municipalities.

- The bill proposes no guardrails, no regulations, and no notice to landowners, developers and business owners regarding what they will be allowed to do or not do inside the county's many municipalities.
- This is a recipe for arbitrary decisions resulting in a denial of due process; which is what a zoning ordinance is in place to provide.

We encourage the delegation to vote SB 0832 unfavorable.