Zoning Text Amendment 26-05, Expedited Approval Plan - Job Creation Project
Montgomery County Council
June 9, 2026
Support

The Montgomery County Chamber of Commerce (MCCC), the voice of business in Montgomery County, supports Zoning Text Amendment (ZTA) 26-05, *Expedited Approval Plan - Job Creation Project*.

ZTA 26-05 renames the existing "Signature Business Headquarters" use to "Job Creation Project" and expands its applicability by allowing it in additional Commercial/Residential, Employment, and Industrial zones. The amendment reduces the minimum employee threshold from 20,000 to 200 employees onsite within two years of obtaining a use-and-occupancy permit, eliminates the requirement that the business serve as a headquarters or primary place of business, and requires that the business be identified as a strategic industry sector in the current Economic Development Strategic Plan. It also requires that the business has received County or State funding or incentives.

This ZTA, which aims to attract major employers in strategic industries, spur job creation, and strengthen economic development, would serve as a vital economic tool for Montgomery County. It focuses on bringing new jobs and private-sector investment to Montgomery County, an important step toward revitalizing a currently stagnant local economy and fostering long-term growth. The ZTA also sends a strong signal that Montgomery County is serious about competing for business investment and growth.

The ZTA also signals that Montgomery County's is serious about attracting business investment by creating a more predictable and efficient economic environment. By enabling key economic development projects to move to market more quickly, the ZTA increases certainty and lowers costs for businesses, making the County more competitive.

Strategic industry sectors form the backbone of the County's economy and are essential to its future growth. Additionally, projects that generate at least 200 jobs can have a meaningful impact on both the local economy and the tax base. Ensuring an expedited Planning Board hearing within 60 days of application acceptance will help position Montgomery County to attract new business interest, accelerate investment, and drive sustained job creation.

For these reasons, MCCC supports ZTA 26-05, *Expedited Approval Plan - Job Creation Project* and respectfully requests that the County Council approve this measure.

The Montgomery County Chamber of Commerce (MCCC), established in 1959, is an independent non-profit membership organization. MCCC advocates on behalf of our members for growth in business opportunities, strategic investment in infrastructure, and balanced tax reform to advance Metro Maryland as a regional, national, and global location for business success.

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