



# THE PRINCE GEORGE'S COUNTY GOVERNMENT

Office of the Clerk of the Council  
301-952-3600

November 15, 2024

**RE: ZMA-2023-002 (4110 Suit Road)  
Suit & Forest OI, LLC, Applicant**

## ***NOTICE OF FINAL DECISION OF THE DISTRICT COUNCIL***

Pursuant to the provisions of Section 27-3416 of the Zoning Ordinance of Prince George's County, Maryland requiring notice of decision of the District Council, you will find enclosed a copy of Zoning Ordinance No. 4 - 2024 setting forth the action taken by the District Council in this case on November 12, 2024.

### ***CERTIFICATE OF SERVICE***

This is to certify that on November 15, 2024 this notice and attached Council order were mailed, postage prepaid, to all persons of record.

A handwritten signature in cursive script that reads "Donna J. Brown".

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Donna J. Brown  
Clerk of the Council

**Wayne K. Curry Administration Building  
1301 McCormick Drive Largo, MD 20774**

Case No.: ZMA-2023-002  
4110 Suit Road

Applicant: Suit & Forest OI, LLC

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND,  
SITTING AS THE DISTRICT COUNCIL

ZONING ORDINANCE NO. 4 -2024

AN ORDINANCE to amend the Zoning Map for the Maryland-Washington Regional District in Prince George's County, Maryland, by an individual Zoning Map Amendment.

WHEREAS, Zoning Map Amendment Application No. 2023-002 ("ZMA-2023-002" or "application") is a request to rezone approximately 14.19 acres from the RSF-95 (Residential, Single-Family-95) and IE (Industrial, Employment) Zones to the IE Zone; and

WHEREAS, the subject property also lies within the MIO (Military Installation Overlay) Zone and will remain in that zone if the request is approved; and

WHEREAS, the subject property is located on the north side of Suitland Parkway, approximately 300 feet west of its intersection with Forestville Road (14.22 Acres; RSF-95-IE Zones); and

WHEREAS, the application was advertised, and the property was posted prior to public hearings, in accordance with all requirements of law; and

WHEREAS, the Technical Staff of the Prince George's County Planning Board recommended approval of the application request to the Planning Board; and

WHEREAS, the Planning Board adopted Technical Staff's recommendation of approval of the application request as its own; and

WHEREAS, no one appeared in opposition to the application request when the Zoning Hearing Examiner ("ZHE") held its evidentiary hearing on August 7, 2024; and

WHEREAS, a property owner adjacent to the subject property appeared at the evidentiary hearing to determine whether the application request would have any impact on her residence; and

WHEREAS, at the conclusion of the hearing, the record was left open to allow for the submission of additional information; and

WHEREAS, additional information was received, and the record was closed on August 9, 2024; and

WHEREAS, on October 9, 2024, the ZHE recommended that the application request be approved; and

WHEREAS, on October 28, 2024, the District Council voted to approve the application request in accordance with the ZHE's recommendation of approval; and

WHEREAS, as a basis for this final decision, the District Council adopts and incorporates by reference, as if fully restated herein, the ZHE's written recommendation of approval of the application request.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED:

SECTION 1. The Zoning Map for the Maryland-Washington Regional District in Prince George's County, Maryland, is hereby amended to rezone approximately 14.19 acres from the RSF-95 (Residential, Single-Family-95) and IE (Industrial, Employment) Zones to the IE Zone, for the subject property located on the north side of Suitland Parkway, approximately 300 feet west of its intersection with Forestville Road.

SECTION 2. The request to rezone approximately 14.19 acres from the RSF-95 (Residential, Single-Family-95) and IE (Industrial, Employment) Zones to the IE Zone, is hereby APPROVED.

SECTION 3. BE IT FURTHER ENACTED that this Ordinance shall become effective on the date of its enactment.

ENACTED this 12 day of October 2024, by the following vote:

In Favor: Council Members Blegay, Fisher, Harrison, Hawkins, Ivey, Olson, Oriadha, and Watson.

Opposed:

Abstained:

Absent: Council Members Burroughs and Dernoga.

Vote: 8-0.

COUNTY COUNCIL OF PRINCE GEORGE'S  
COUNTY, MARYLAND, SITTING AS THE  
DISTRICT COUNCIL FOR THAT PART OF THE  
MARYLAND-WASHINGTON REGIONAL  
DISTRICT IN PRINCE GEORGE'S COUNTY,  
MARYLAND

By: *Jolene Ivey*  
Jolene Ivey, Chair

ATTEST:

*Donna J. Brown*

Donna J. Brown  
Clerk of the Council