



# Prince George's County Council

Sitting as the District Council

## Zoning Agenda Item Summary

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**Case No.:** CSP-23002 Remand                      **Councilmanic District:** 9  
**Meeting Date:** 4/7/2026                      **Zone(s):** RMF-48 (Prior; M-X-T)  
**Case Name:** Signature Club East  
**Applicant:** Signature 2016 Commercial, L.L.C.  
**Location:** Located in the northeast quadrant of the intersection of MD 228 (Berry Road) and Manning Road East (16.90 Acres; RMF-48 Zone (Prior; M-X-T Zone)).  
**Request:** Requesting approval of a Conceptual Site Plan (CSP) for the development of up to 300 multifamily dwelling units and 12,600 square feet of commercial/retail space.

**Companion**

**Case(s):**

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**DECISIONS/RECOMMENDATION:**

**Technical Staff:** Approval with Conditions

**Planning Board:** Approval with Conditions

**Zoning Hearing Examiner:**

**Municipality:**

**Opposition:**

**LEGAL DEADLINES:**

**Appeal date:** 2/23/2026

**Review date:** 2/23/2026

**Action date:** 4/10/2026

*Comments:*

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**Staff:** Te-Sheng (Emery) Huang

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**HISTORY:**

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<b>Acting Body:</b>	<b>Date:</b>	<b>Action:</b>
M-NCPPC Technical Staff	06/26/2025	approval with conditions
M-NCPPC Planning Board	07/31/2025	approval with conditions
Person of Record	09/03/2025	filed
<b>Notes:</b> <i>Alex Votaw Esq., Persons of Record, filed an appeal of the Planning Boards Decision.</i>		
Clerk of the Council	09/10/2025	mailed
<b>Notes:</b> <i>Notice of Oral Argument Hearing was mailed to Persons of Record.</i>		
Applicant	10/14/2025	filed
<b>Notes:</b> <i>Edward C. Gibbs Jr. Esq., attorney for the applicant, filed a response to the appeal filed and request for limited Remand.</i>		

Sitting as the District Council                      10/21/2025                      hearing held; referred for document  
**Notes:** *Emery Huang, M-NCPPC planning staff, provided an overview of the Conceptual Site Plan (CSP) application. Stan Brown, People's Zoning Counsel, provided an overview of the case and commented on the factual and legal arguments presented by the parties. Edward Gibbs Esq., attorney for applicant spoke in support. Alex Votaw, Esq. spoke in opposition. Council referred item to staff for preparation of a document of remand to the Planning Board.*

Sitting as the District Council                      10/28/2025                      remanded  
**Notes:** *Council adopted prepared order of remand (Vote:9-0; Absent: Council Member Hawkins and Harrison).*

Clerk of the Council                                      11/04/2025                      mailed  
**Notes:** *The Notice of Decision of the District Council was mailed to Persons of Record.*

M-NCPPC Technical Staff                              12/29/2025                      approval with conditions

M-NCPPC Planning Board                              01/15/2026                      approval with conditions

Sitting as the District Council                      02/09/2026                      elected to review  
**Notes:** *Council elected to review this item (Vote:9-0; Absent: Council Members Blegay and Fisher).*

- Aye:                      9    Oriadha, Olson, Adams-Stafford, Burroughs, Dernoga, Harrison, Ivey, Hunter and Adams
- Excused:              1    Fisher
- Absent:                1    Blegay

Person of Record                                        02/19/2026                      filed  
**Notes:** *Alex Votaw Esq., Person of Record, filed an appeal of the Planning Boards Decision and request for Oral Argument.*

Clerk of the Council                                      02/19/2026                      mailed  
**Notes:** *Notice of Oral Argument Hearing was mailed to Persons of Record.*

Applicant    02/20/2026                      filed  
**Notes:** *Edward C. Gibbs Jr. Esq., attorney for the applicant, filed an appeal of the Planning Boards Decision and request for Oral Argument.*

Applicant    02/26/2026                      filed  
**Notes:** *Edward C. Gibbs Jr. Esq., attorney for the applicant, filed a letter detailing a typographical error in the applicants appeal and request for oral argument.*

Sitting as the District Council                      03/09/2026                      announced hearing date

Sitting as the District Council                      03/23/2026                      hearing held; referred for document  
**Notes:** *Emery Huang, M-NCPPC planning staff, provided an overview of the Conceptual Site Plan (CSP) application. Stan Brown, People's Zoning Counsel, provided an overview of the case and commented on the factual and legal arguments presented*

*by the parties. Edward Gibbs Esq., attorney for applicant spoke in support. Alex Votaw Esq. and Tatiana Gomez Ramirez spoke in opposition. Council referred item to staff for preparation of an approving document, with conditions.*

Aye: 8 Oriadha, Olson, Dernoga, Fisher, Harrison, Ivey, Hunter and Adams

Absent: 3 Adams-Stafford, Blegay and Burroughs

Sitting as the District Council

04/07/2026

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**Document(s):** CSP-23002 Remand-Zoning Agenda Item Summary, CSP-23002 Remand-Presentation Slides, CSP-23002 Remand Gibbs to Brown Letter (Typographical Error) 2-26-2026, CSP-23002 Remand-Gibbs to Brown Appeal Request (2-20-2026), CSP-23002 Remand-Votaw to Brown Appeal Request (2-19-2026), CSP-23002 Remand -Notice of Oral Arguments, CSP-23002 Remand-Planning Board Resolution (Amended 3-19-2026), CSP-23002 Remand-Planning Board Resolution, CSP-23002 Remand- PORL, CSP-23002 Remand-Technical Staff Report (Revised 3-19-2026) reduced, CSP-23002 Remand -Technical Staff Report, CSP-23002 Remand- Transcripts 1-16-2026, CSP-23002 Remand - Planning Board Record, CSP-23002 Remand PZC Notice of Intention to Participate District Council 3-23-2026