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EDWARD C. GIBBS, JR.
THOMAS H. HALLER

February 24, 2026

Ms. Donna J. Brown
Clerk, County Council
For Prince George's County
Wayne K. Curry Administration Bldg.
1301 McCormick Drive, 2nd Fl.
Largo, Maryland 20774

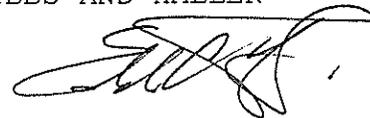
Re: Conceptual Site Plan CSP-23002 and
TCP1-052-97-03/Signature Club East
Response to Planning Board Amended Resolution;
Exception to Planning Board Finding Regarding
Townhouse Amendment and Request for Oral Argument

Dear Ms. Brown:

On February 20, 2026, I filed a response to the Planning Board Amended Resolution as referenced above. Within that document, I attached a copy of a letter dated January 12, 2026 to James Hunt confirming our amendment to revise our Application to request approval of 180 residential townhomes in lieu of the prior approval of 300 residential multifamily units. Inadvertently, in the body of my letter of February 20, 2026, an incorrect number of townhomes appears as 160 townhome units. That is a typographic error. The actual number remains 180 units. A copy of the January 12, 2026 letter is attached hereto.

Very truly yours,

GIBBS AND HALLER



Edward C. Gibbs, Jr.

Ms. Donna J. Brown
February 24, 2026
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CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 24th day of February, 2026, a copy of this correction letter was mailed electronically and by first-class, postage prepaid, to:

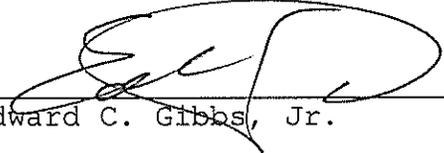
Donna J. Brown
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And by first class U.S. Mail, postage prepaid, to all persons or entities on the attached list.



Edward C. Gibbs, Jr.

January 12, 2026

Mr. James Hunt
Planning Director
Maryland-National Capital Park
and Planning Commission
1616 McCormick Drive
Largo, Maryland 20774

Re: Signature Club East
Conceptual Site Plan
CSP-23002

Dear Mr. Hunt:

Signature 2016 Commercial, LLC is the owner of the property forming the subject matter of the referenced Conceptual Site Plan. It is also now the applicant in this Conceptual Site Plan application. As the owner and applicant, Signature 2016 Commercial, LLC hereby amends its proposal to substitute a maximum of up to 180 residential townhomes in lieu of the previous proposal of up to 300 residential multifamily units. The Remand Order issued by the District Council requires analysis of compatibility. While the applicant and owner reaffirms that multifamily residential units are compatible, given the context of the Remand Order and the testimony received before the Planning Board at the time of the original consideration of the Conceptual Site Plan, it is the belief of the applicant and owner that residential townhomes may be more compatible in this instance. The proposal for up to 12,600 square feet of commercial retail space remains unchanged and unamended.

Very truly yours,

SIGNATURE 2016 COMMERCIAL, LLC

By: James J. Clark
James Clark Member

CASE NO: CSP-23002
CASE NAME: SIGNATURE CLUB EAST
PARTY OF RECORD: 45
PB DATE:

JUDITH ALLEN-LEVENTHAL
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ROBYN BRASWELL
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14512 LEONARD CALVERT DRIVE SUITE
ACCOKEEK MD 20607
(CASE NUMBER: CSP-23002)

MS.ERICA BELL
16521 ANEGADA DRIVE
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(CASE NUMBER: CSP-23002)

LAWRENCE GREEN
1329 MACKINAW DRIVE SUITE
WAKE FOREST NC 27587
(CASE NUMBER: CSP-23002)

CARL CODDINGTON
317 MANNING ROAD EAST
ACCOKEEK MD 20607
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16712 BEALLE HILL FOREST LANE SUITE
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SIGNATURE CLUB RESIDENT
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16603 OLD CABIN PLACE SUITE
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USG
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JULIAN DOTSON
16602 OLD CABIN PLACE SUITE
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CALEB DOTSON
16602 OLD CABIN PLACE SUITE
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