



Prince George's County Council

Sitting as the District Council

Zoning Agenda Item Summary

Case No.: CSP-23002 **Councilmanic District:** 9
Meeting Date: 10/28/2025 **Zone(s):** RMF-48 (Prior; M-X-T)
Case Name: Signature Club East
Applicant: WP East Acquisitions, 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):

DECISIONS/RECOMMENDATION:

Technical Staff: Approval with Conditions

Planning Board: Approval with Conditions

Zoning Hearing Examiner:

Municipality:

Opposition:

LEGAL DEADLINES:

Appeal date: 9/4/2025

Review date:

Action date: 11/3/2025

Comments:

Staff: Te-Sheng (Emery) Huang

HISTORY:

Acting Body:	Date:	Action:
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
Notes: Alex Votaw Esq., Persons of Record, filed an appeal of the Planning Boards Decision.		
Clerk of the Council	09/10/2025	mailed
Notes: Notice of Oral Argument Hearing was mailed to Persons of Record.		
Sitting as the District Council	10/06/2025	
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Applicant	10/14/2025	filed

Notes: *Edward C. Gibbs Jr. Esq., attorney for the applicant, filed a response to the appeal filed and request for limited Remand.*

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.*

Aye: 9 Harrison, Blegay, Dernoga, Fisher, Hawkins, Olson, Watson,
Burroughs and Oriadha

Excused: 1 Ivey

Absent: 1 Adams-Stafford

Sitting as the District Council 10/28/2025 remanded

Excused: 11 Harrison, Blegay, Dernoga, Fisher, Hawkins, Olson, Watson,
Burroughs, Oriadha, Ivey and Adams-Stafford

Office of the Clerk of the Council 11/04/2025 mailed

Notes: *The Notice of Decision of the District Council was mailed to Persons of Record.*

Document(s): CSP-23002-Notice of Decision of The District Council, CSP-23002-Presentation Slides, CSP-23002-Notice of Oral Argument, CSP-23002-Gibbs to Brown written response to the appeal filed and request for limited Remand (10-14-2025), CSP-23002-Votaw to Brown Appeal Letter (9-3-2025), CSP-23002-Planning Board Resolution, CSP-23002-PORL, CSP-23002-Technical Staff Report, CSP-23002-Transcripts, CSP-23002-Planning Board Record, CSP-23002-PZC Notice of Intention to Participate District Council 10-21-2025