



Prince George's County Council

Sitting as the District Council

Zoning Agenda Item Summary

Case No.: CSP-23002 Remand **Councilmanic District:** 9
Meeting Date: 3/23/2026 **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):

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:

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: <i>Alex Votaw Esq., Persons of Record, filed an appeal of the Planning Boards Decision.</i>		
Clerk of the Council	09/10/2025	mailed
Notes: <i>Notice of Oral Argument Hearing was mailed to Persons of Record.</i>		
Applicant	10/14/2025	filed
Notes: <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

Document(s): CSP-23002 Remand-Zoning Agenda Item Summary, 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, CSP-23002 Remand- PORL, CSP-23002

Remand -Technical Staff Report, CSP-23002 Remand- Transcripts 1-16-2026,
CSP-23002 Remand - Planning Board Record