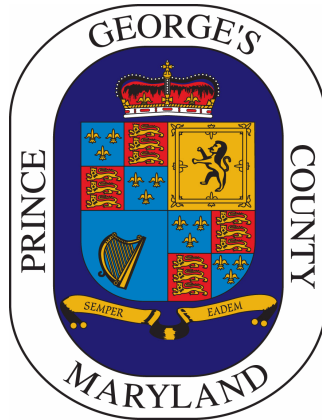


Prince George's County Council

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



Zoning Agenda - Final

**Tuesday, April 7, 2026
10:15 AM**

Council Hearing Room

Sitting as the District Council

*Krystal Oriadha, Chair, District 7
Eric C. Olson, Vice Chair, District 3
Shayla D. Adams-Stafford, District 5
Timothy J. Adams, District 4
Wala Blegay, At-Large
Edward P. Burroughs III, District 8
Thomas E. Dernoga, District 1
Wanika Fisher, District 2
Sydney J. Harrison, District 9
Danielle I. Hunter, District 6
Jolene Ivey, At-Large*

David Murray, Council Administrator

RULES OF COURTESY

You are now participating in the process of representative government. We welcome your interest and hope you will attend Prince George's County District Council meetings often. Good government depends on the interest and involvement of you and your fellow citizens. All District Council Sessions are public meetings, however, a part of the meeting may be conducted in closed session.

To insure fair and orderly meetings, the District Council has adopted rules which apply to all members of the Council, administrative staff, news media, citizens and visitors which provide that no one may delay or interrupt the proceedings or refuse to obey the orders of the presiding officer. No posters or placards may be brought into the hearing room, nor any food and drink. Citizens are admitted up to the Fire Safety capacity only.

ORAL ARGUMENT HEARINGS

Testimony at Oral Argument Hearings is limited to thirty (30) minutes for each side, including questions from the Council Members, unless extended by the Chairman of the Council. Persons wishing to give oral argument on a specific case should sign the forms provided in the front of the hearing room. Testimony at Oral Argument Hearings must be based on the record, and no new evidence will be permitted. Only persons of record may testify.

EVIDENTIARY HEARINGS

A verbatim transcript is prepared for all Evidentiary Hearings. Testimony and evidence are presented and exhibits introduced. Transcripts of these hearings along with any exhibits, constitute the record in the case.

ORDER OF PRESENTATION AT HEARINGS

1. Orientation by the Planning Staff or appropriate staff person
2. Testimony from the side requesting the hearing
3. Testimony from the side favoring the decision
4. Comments by the People's Zoning Counsel
5. Five (5) minute rebuttal from the side requesting hearing
6. Five (5) minute rebuttal from the side favoring decision

PARTICIPATION IN ZONING MEETINGS

Meetings of the District Council are formal proceedings and are recorded. If you are eligible to participate, register with the Clerk, and when called by the presiding officer, follow the following steps:

1. Come forward to the speaker's podium and state your name and address for the record.
2. Present comments as succinctly as possible.
3. Confine remarks to information contained in the record, except for Evidentiary Hearings.
4. Observe time limitations as directed by the presiding officer.
5. Give any written statements to the Clerk of the Council

In accordance with ADA Requirements, accommodations for hearing impaired, disabled persons and visually impaired can be provided upon reasonable notice to the Clerk of the Council. Sign language and interpreters for non-english speakers are available with advance notice by calling 301-952-3600. In the event of inclement weather, please call 301-952-4810 to confirm the status of County Business.

FOR LIVE STREAMING AND VIDEO VISIT OUR WEBSITE AT: <http://pgccouncil.us>

PLEASE SILENCE ALL CELLULAR PHONES WHILE IN THE HEARING ROOM.

10:15 AM CALL TO ORDER - (COUNCIL HEARING ROOM)

APPROVAL OF DISTRICT COUNCIL MINUTES

[MINDC 03232026](#)

District Council Minutes Dated March 23, 2026

Attachment(s):

[3-23-2026 District Council Minutes Draft](#)

REFERRED FOR DOCUMENT**CSP-23002 Remand****Signature Club East****Applicant(s):**

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.

Council District:

9

Appeal by Date:

2/23/2026

Review by Date:

2/23/2026

Action by Date:

4/10/2026

History:

06/26/2025 M-NCPPC Technical Staff approval with conditions

07/31/2025 M-NCPPC Planning Board approval with conditions

09/03/2025 Person of Record filed

Alex Votaw Esq., Persons of Record, filed an appeal of the Planning Boards Decision.

09/10/2025 Clerk of the Council mailed

Notice of Oral Argument Hearing was mailed to Persons of Record.

10/14/2025 Applicant filed

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

10/21/2025 Sitting as the District Council hearing held; referred for document

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.

10/28/2025	Sitting as the District Council	remanded
	<i>Council adopted prepared order of remand (Vote:9-0; Absent: Council Member Hawkins and Harrison).</i>	
11/04/2025	Clerk of the Council	mailed
	<i>The Notice of Decision of the District Council was mailed to Persons of Record.</i>	
12/29/2025	M-NCPPC Technical Staff	approval with conditions
01/15/2026	M-NCPPC Planning Board	approval with conditions
02/09/2026	Sitting as the District Council	elected to review
	<i>Council elected to review this item (Vote:9-0; Absent: Council Members Blegay and Fisher).</i>	
02/19/2026	Person of Record	filed
	<i>Alex Votaw Esq., Person of Record, filed an appeal of the Planning Boards Decision and request for Oral Argument.</i>	
02/19/2026	Clerk of the Council	mailed
	<i>Notice of Oral Argument Hearing was mailed to Persons of Record.</i>	
02/20/2026	Applicant	filed
	<i>Edward C. Gibbs Jr. Esq., attorney for the applicant, filed an appeal of the Planning Boards Decision and request for Oral Argument.</i>	
02/26/2026	Applicant	filed
	<i>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.</i>	
03/09/2026	Sitting as the District Council	announced hearing date
03/23/2026	Sitting as the District Council	hearing held; referred for document
	<i>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.</i>	

Attachment(s):

- [CSP-23002 Remand-Zoning Agenda Item Summary](#)
- [CSP-23002 Remand-Presentation Slides](#)
- [CSP-23002 Remand Gibbs to Brown Letter \(Typographic\)](#)
- [CSP-23002 Remand-Gibbs to Brown Appeal Request \(2-2\)](#)
- [CSP-23002 Remand-Votaw to Brown Appeal Request \(2-](#)
- [CSP-23002 Remand -Notice of Oral Arguments](#)
- [CSP-23002 Remand-Planning Board Resolution \(Amende](#)
- [CSP-23002 Remand-Planning Board Resolution](#)
- [CSP-23002 Remand- PORL](#)
- [CSP-23002 Remand-Technical Staff Report \(Revised 3-19](#)
- [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](#)

[ADJ30-26](#)

ADJOURN

10:30 AM COUNTY COUNCIL - (COUNCIL HEARING ROOM)

(SEE SEPARATE AGENDA)