



October 1, 2026

MEMORANDUM

TO: James R. Hunt, MPA, Acting Planning Director

VIA: Andrea Gilles, AICP, Chief, Community Planning Division *ag*

FROM: Thomas Lester, Acting Supervisor, Long-Range Planning Section, Community Planning Division *TL*
Scott Rowe, AICP, CNU-A, Master Planner, Master Plans and Studies Section, Community Planning Division *BSR*

SUBJECT: **Administrative Correction 2026-008 of the Prince George's County Zoning Map for Grid 204NE05 for the properties at 59th Avenue (Lot 1065 and 1066, Tax IDs 0137356 and 0137356) in Planning Area 69; and the 2018 *Approved Greater Cheverly Sector Plan***

The purpose of this memorandum is to request approval to make an administrative correction to the Prince George's County Official Zoning map and the 2021 *Approved Countywide Sectional Map Amendment* (CMA) to correct a zoning error, and to make an administrative correction to the 2018 *Approved Greater Cheverly Sector Plan*. Staff are requesting permission to make the following corrections to the sector plan:

1. Correct the Future Land Use Map and Official Zoning map

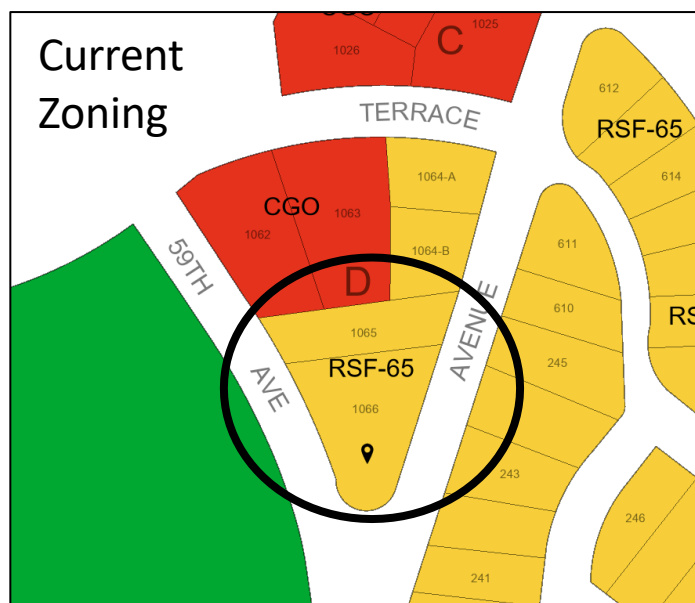
Section 27-3305(a)(3) of the Zoning Ordinance authorizes the Planning Director to "make administrative corrections to the Official Zoning Map and comprehensive plans," and Section 27-1601(b) of the Zoning Ordinance authorizes the Planning Director to "correct minor errors or omissions" to the Official Zoning Map.

Background and Analysis

On January 18, 2024, staff received an inquiry from a representative of the Town of Cheverly Green Team regarding an apparent zoning error affecting the Town of Cheverly Nature Park on 59th Avenue (Lots 1065 and 1066, Tax IDs 0137356 and 0137356) (See Map 1). After reviewing the concern, staff determined that the Countywide Map Amendment (CMA) had reclassified these properties in accordance with the 2018 *Approved Greater Cheverly Sector Plan* (January 23, 2018, CR-004-2018), since that sector plan did not include a concurrent Sectional Map Amendment. Therefore, the CMA implemented the sector plan's recommendations by reclassifying 21 areas within the plan boundary to the most appropriate zone based on Future Land Use Map (Map 9, p. 40). For the Nature Park, the sector plan designated the primary 10.44-acre parcel (Tax Account 0100479) for Parks and Open Space, and corresponding Zoning Change GC13 of the CMA therefore rezoned the parcel, located near Crest Avenue and Lockwood Road, into the Reserved Open Space (ROS) Zone.

However, at the time, staff did not recognize that the subject properties, located east of the unimproved right-of-way of 59th Avenue from the primary park parcel, are a contiguous part of Cheverly Nature Park. Because the sector plan did not recognize the subject lots, 1065 and 1066 (totaling 0.539 acres), as part of the Cheverly Nature Park and identify them as Parks and Open Space on the Future Land Use, but classified them as Residential Medium, the subject properties were erroneously rezoned to RSF-65 instead of ROS by the CMA under Zoning Change GC13.

Map 1: Current Zoning Map of Subject Properties (59th Avenue (Lot 1065 and 1066, Tax IDs 0137356 and 0137356)



Correction

Upon approval, pursuant to Section 27-1601(b) of the Zoning Ordinance, a copy of this signed Administrative Correction will be forwarded to the Clerk of the Council and District Council prior to correcting the Prince George's County Official Zoning Map (Current) to classify the property at 59th Avenue (Lot 1065 and 1066, Tax IDs 0137356 and 0137356) in the Reserved Open Space (ROS) Zone; the Annotated Zoning Layer (Current) will be updated to include the following notation, "Administrative Correction 2026-008 (2026-10-01)"; and a copy of Attachment 1: Administrative Correction Insert with a revised Map 9. Land Use Element Overview (p. 40), showing the subject properties as Parks and Open Space, will be posted to the publication website along with the original approved version of the 2018 *Approved Greater Cheverly Sector Plan*.

READ AND AGREED

10/01/2026

Authorized: James R. Hunt Date: _____
James R. Hunt, Acting Planning Director

Attachment 1: Administrative Correction Insert

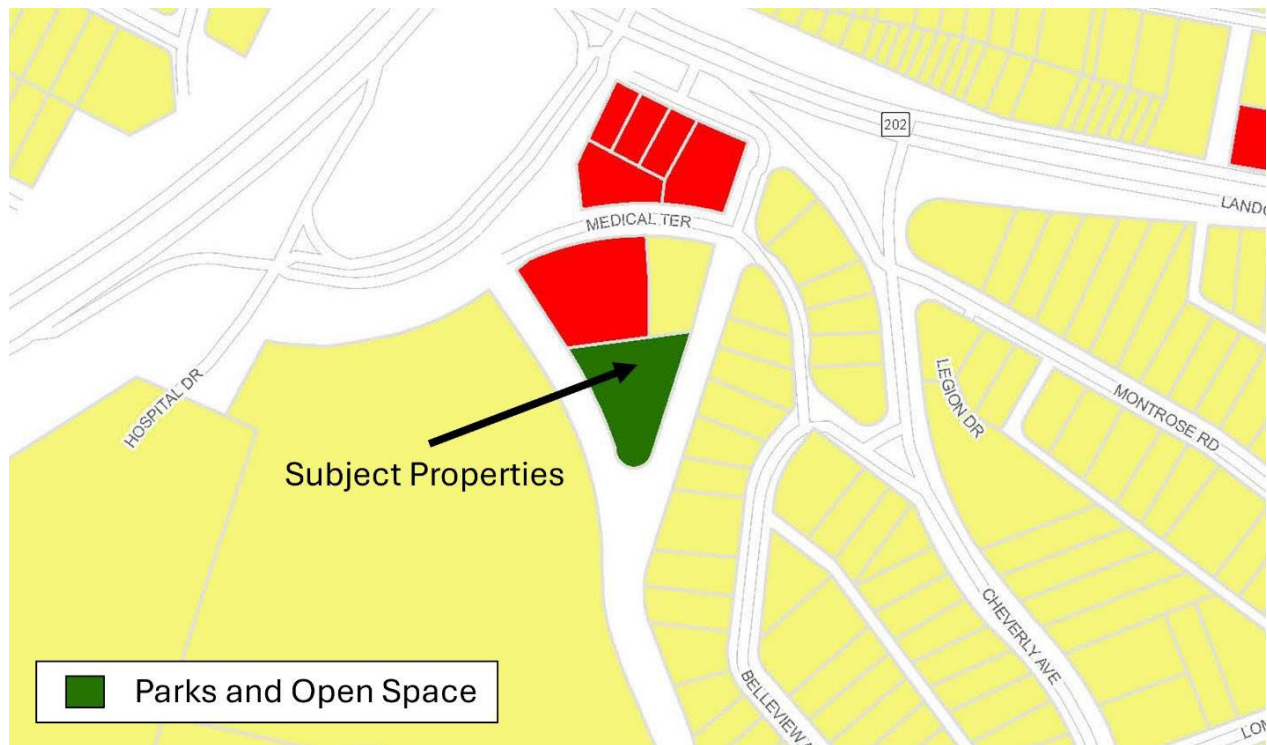
cc: Katina Shoulars, Acting Deputy Director of Operations
Gwen McCall-Winston, Deputy Director of Administration
David Warner, Esq., Principal Counsel
Andrea Gilles, AICP, Chief, Community Planning Division
Thomas Burke, Acting Division Chief, Countywide Planning Division
Alisha Alexander, Division Chief, Management Services Division
Sherri Connor, Division Chief, Development Review Division
James Cannistra, Division Chief, Information Management Division
Kierre McCune, Supervisor, Master Plans and Studies Section, Community Planning Division
Community Planning Division Staff
Countywide Planning Division Staff
Development Review Division Staff
Information Management Staff
Intake and Regulatory Review Division Staff
Management Services Division Staff

Attachment 1: Administrative Correction Insert

ADMINISTRATIVE CORRECTION
AC 2026-008
2018 *Approved Greater Cheverly Sector Plan*
October 1, 2026

Section 27-3305(a)(3) of the Zoning Ordinance authorizes the Planning Director to “make administrative corrections to the Official Zoning Map and comprehensive plans.”

Insert 1: Map 9. Land Use Overview (p. 40). Revised to show the subject properties at 59th Avenue (Lot 1065 and 1066, Tax IDs 0137356 and 0137356) as Parks and Open Space instead of Residential Medium



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AC 2026-008 Greater Cheverly

Final Audit Report

2026-10-01

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Agreement completed.

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