

**TELECOMMUNICATIONS TRANSMISSION FACILITY
COORDINATING COMMITTEE
2025 TTFCC ANNUAL REPORT**



PRINCE GEORGE'S COUNTY, MARYLAND



Tara H. Jackson, Acting County Executive

Cover Photo: AT&T Small Wireless Facility on a Light Pole

This Small Wireless Facility (SWF) deployment by AT&T in the parking lot of the Glenarden American Legion Post 275 is an example of a small cell deployment on private property, which is required to meet the same Prince George’s County Code and design guidelines as a deployment in the public right-of-way.

The Prince George’s County Telecommunications Transmission Facility Coordinating Committee (TTFCC) received 187 total applications in calendar year 2024 (CY24)—an increase of 4 percent from CY23.

While the total number of applications increased slightly, the number of applications for SWFs decreased by 43 percent, from 88 in 2023 to 50 in 2024. Of the 50 SWF applications received, 44 were T-Mobile applications to colocate on existing utility poles in the public right-of-way. A T-Mobile representative noted that they reduced their SWF applications in 2024 because they needed to focus on the final permitting process and installations for the large number of sitings approved in 2023, which County guidelines require to be completed within 12 months.

The remaining six SWF applications were submitted by Verizon for installations on new curbside light poles in the National Harbor complex (replacing existing light poles in the same locations). While these National Harbor locations are not considered to be in the public right-of-way, all SWF applications, including those on private property, require a TTFCC recommendation and must comply with the County’s Design Manual for Small Wireless Facilities as well as all applicable sections in the County Code.

The TTFCC received four applications for new macro sites (two monopoles and two towers) in CY24—the same total as in 2023.

The TTFCC’s review of all applications—whether for significant new macro sites or any type of SWF—continues to follow existing guidelines, including the Prince George’s County Design Manual for Small Wireless Facilities, and all applicable health, safety, and welfare sections of the Prince George’s County Code and federal and state regulations and law. This includes Federal Communications Commission (FCC) rules and regulations regarding occupational and public limits for human exposure to radio frequency electromagnetic fields.

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1. Executive Summary

Applications Received in Calendar Year 2024

The TTFCC received 187 applications in calendar year 2024 (CY24), representing a 4 percent increase from the 180 applications received in CY23.

Minor modification applications, in which a carrier upgrades, replaces, or removes equipment at existing sites, accounted for 118 applications—an increase of 48 percent for that category from the previous year.

This increase can largely be attributed to carriers (specifically AT&T) upgrading their antennas and aligning their deployment to frequencies that have been acquired from FCC auctions.

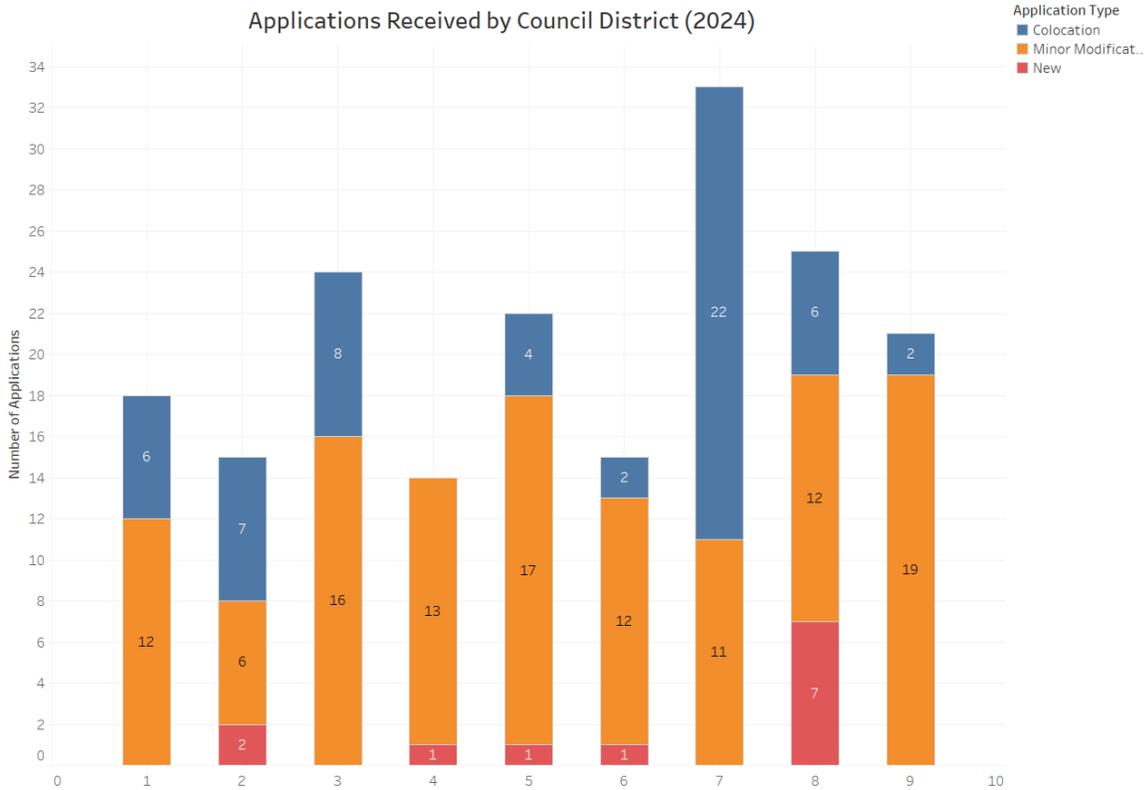
Fifty-seven applications were for colocations on an existing structure. While 44 of these colocations represented SWF applications, the remaining applications were by carriers seeking to locate on existing macro sites.

Table 1: Applications Received by Type (2024)

Type	Number of Applications
Minor Modification	118
Colocation	57
New	12
Total	187

The chart in Figure 1 below shows the application types received in CY24 per Council District.

Figure 1: Applications Received by Council District (2024)



The TTFCC collected approximately \$217,500 in application, resubmittal, and annual report fees from carriers during CY24. The County’s cost for TTFCC activities, excluding indirect County staff time, was \$469,872. This total represents expenditures for outside services provided at the County’s request by CTC Technology & Energy (CTC), the designated Telecommunications Transmission Facility Technical Consultant.

Distribution of Wireless Sites Across the County

The level of application activity reflects wireless carriers’ continued efforts to upgrade their networks. The table below shows the current number of wireless sites in the County (by type of support structure and Council District).

Table 2: Wireless Sites by Support Structure and Council District (2024)

Council District	Macro Site				SWF		Total
	Building	Monopole	Lattice Tower	Water Tank	Light Pole	Utility Pole	
1	20	21	22		3	18	84
2	23	8	11	1		91	134
3	25	15	2			55	97
4	19	28	23	3		1	74
5	18	32	8	1	14	16	89
6	11	22	21		3		57
7	21	16	5			43	85
8	20	18	14	4	15	9	81
9	11	42	48	2			103
Total	168	202	154	12	35	233	804

Carriers’ Plans for Future Wireless Sites

The Annual Plan updates that carriers filed with the County in August 2024 indicate a potential for a significant number of incoming applications as 244 potential future sites were identified— 106 macro sites and 138 SWFs (see Table 3). The carriers are not obligated to apply for all these sites, but applications cannot be accepted unless they are noted in the Annual Plan. Regarding macro sites, the carriers identified potential new builds as well as existing sites with the potential for colocation.

Table 3: Annual Plan Projections by Carrier

Carrier	Macro Sites	SWFs
AT&T	24	0
Crown Castle	0	112
Dish Wireless	31	0
T-Mobile	7	0
Verizon	44	26
Total	106	138

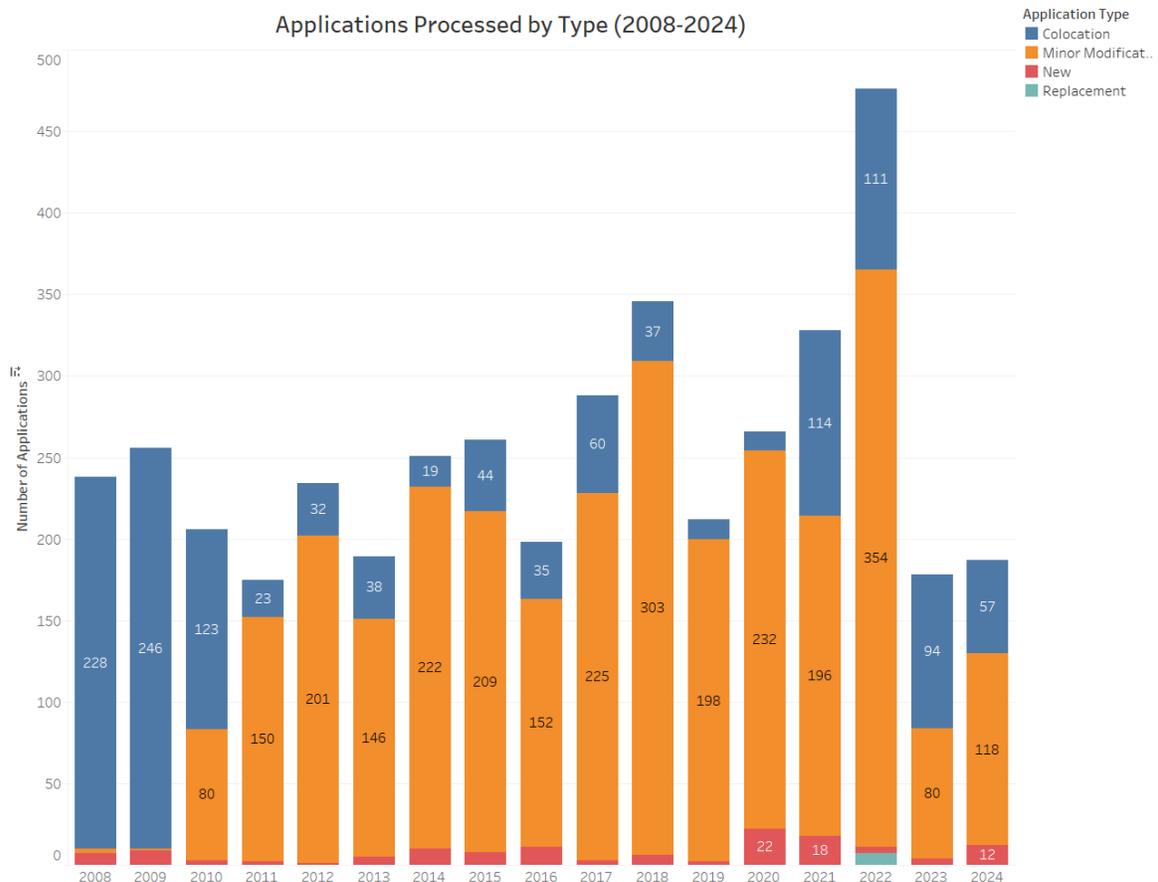
Based on 2024 and prior years, the majority of potential sites noted in Crown Castle’s plan are expected to be for SWFs on behalf of T-Mobile.

2. Background and Current State

Applications Processed by the TTFCC

Since the TTFCC’s inception in 2000, the Committee has received 5,429 applications and processed 5,115 applications. The graph below (Figure 2) shows the application types (i.e., new site, colocation, minor modification, or replacement) processed between 2008 and 2024.

Figure 2: Applications Processed by Type (2008 - 2024)



Distribution of Wireless Sites Across the County

Antennas are currently permitted to be mounted on six types of structures in the County—monopoles, buildings, lattice towers, water tanks, light poles, and utility poles (Table 4). Most macro locations support multiple antennas.

Sitings on new utility poles in the public right-of-way saw the greatest increase in numerical terms from CY23 to CY24, as a result of an increase in SWF applications for new utility poles—although the total number of SWF applications decreased. In percentage terms, sitings on light poles increased the most year over year.

Overall, the total number of wireless sites in the County has decreased in the past year. This decrease was largely due to the decommissioning of Sprint sites where it was the only carrier. T-Mobile, which acquired Sprint, has declined to replace equipment at those sites as it reports its network coverage in the respective areas was already optimal.

Table 4: Wireless Sites by Support Structure (2023 – 2024)

Type		Total	
		2023	2024
Macro Site	Building	183	168
	Monopole	238	202
	Lattice Tower	162	154
	Water Tank	14	12
SWF	Light Pole	26	35
	Utility Pole	216	233
Total		839	804

The map in Figure 3, below, illustrates the locations of wireless sites in the County by Council District.

Over time, the number of structures supporting multiple carriers’ wireless facilities has grown. The maps in Figure 4, Figure 5, and Figure 6 (below) show the number of locations as well as the number of colocating carriers in 2005, 2010, and 2024, respectively.

Figure 3: Map of Wireless Sites by Council District

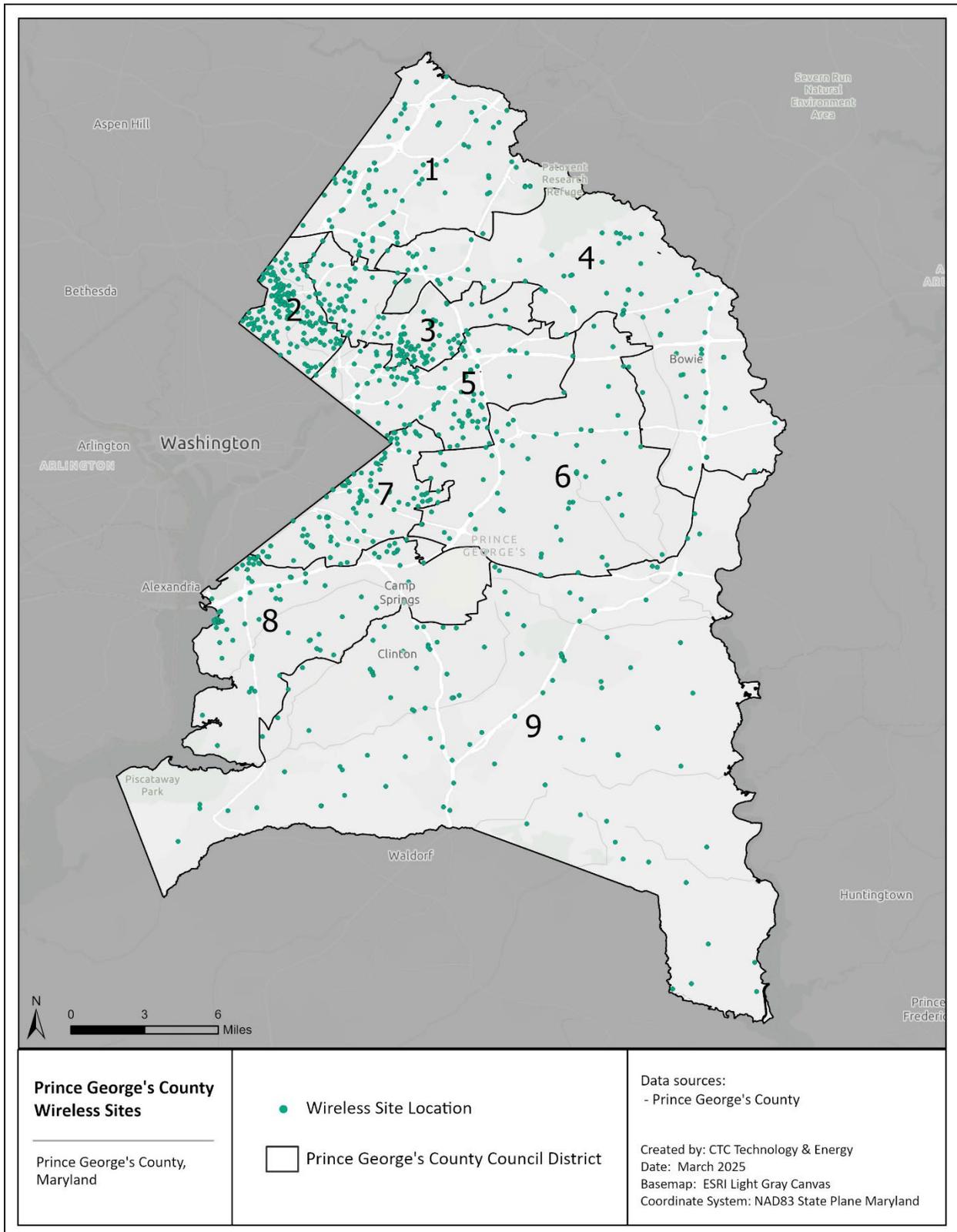


Figure 4: Structures Supporting Multiple Antennas (2005)

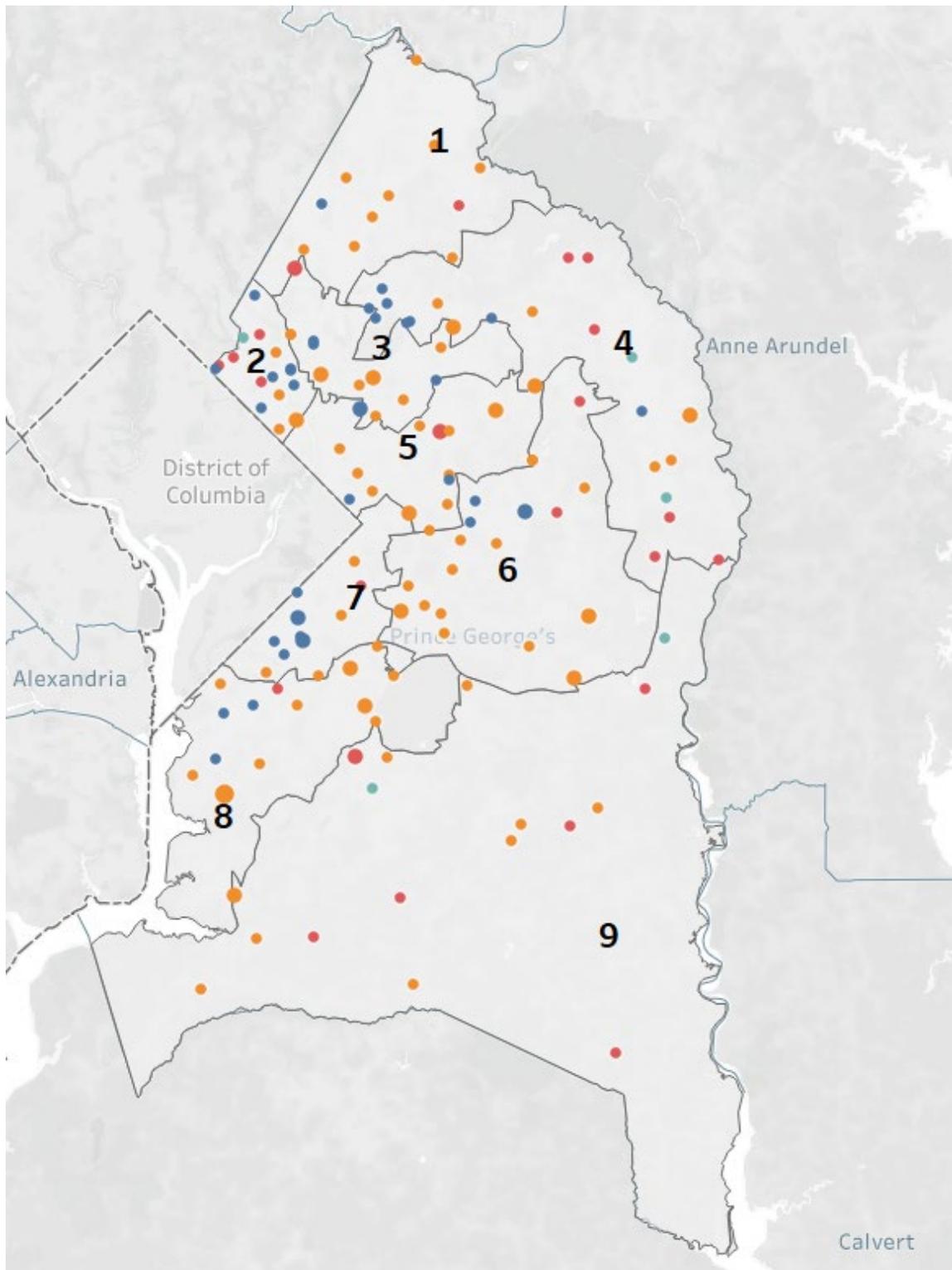


Figure 5: Structures Supporting Multiple Antennas (2010)

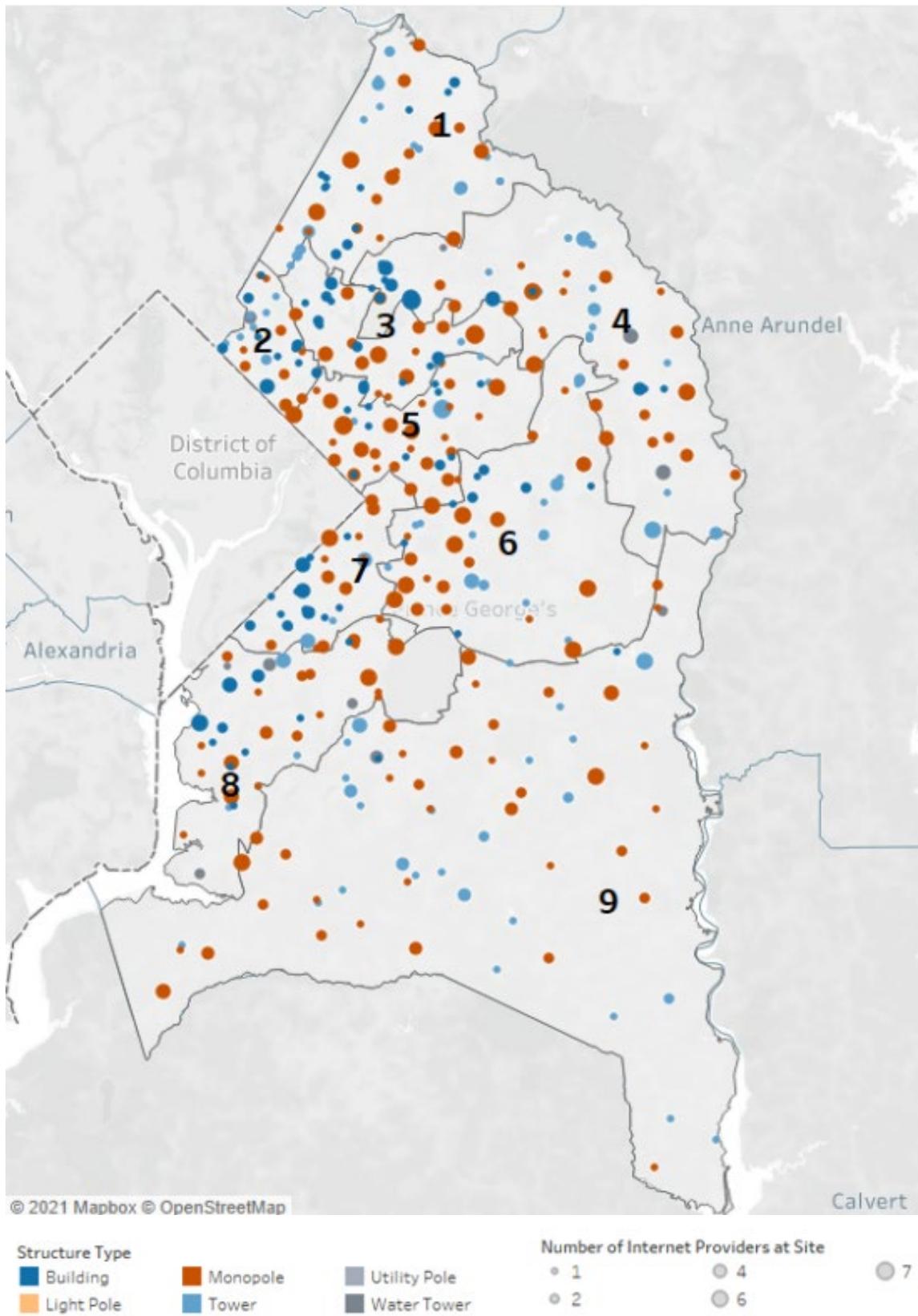
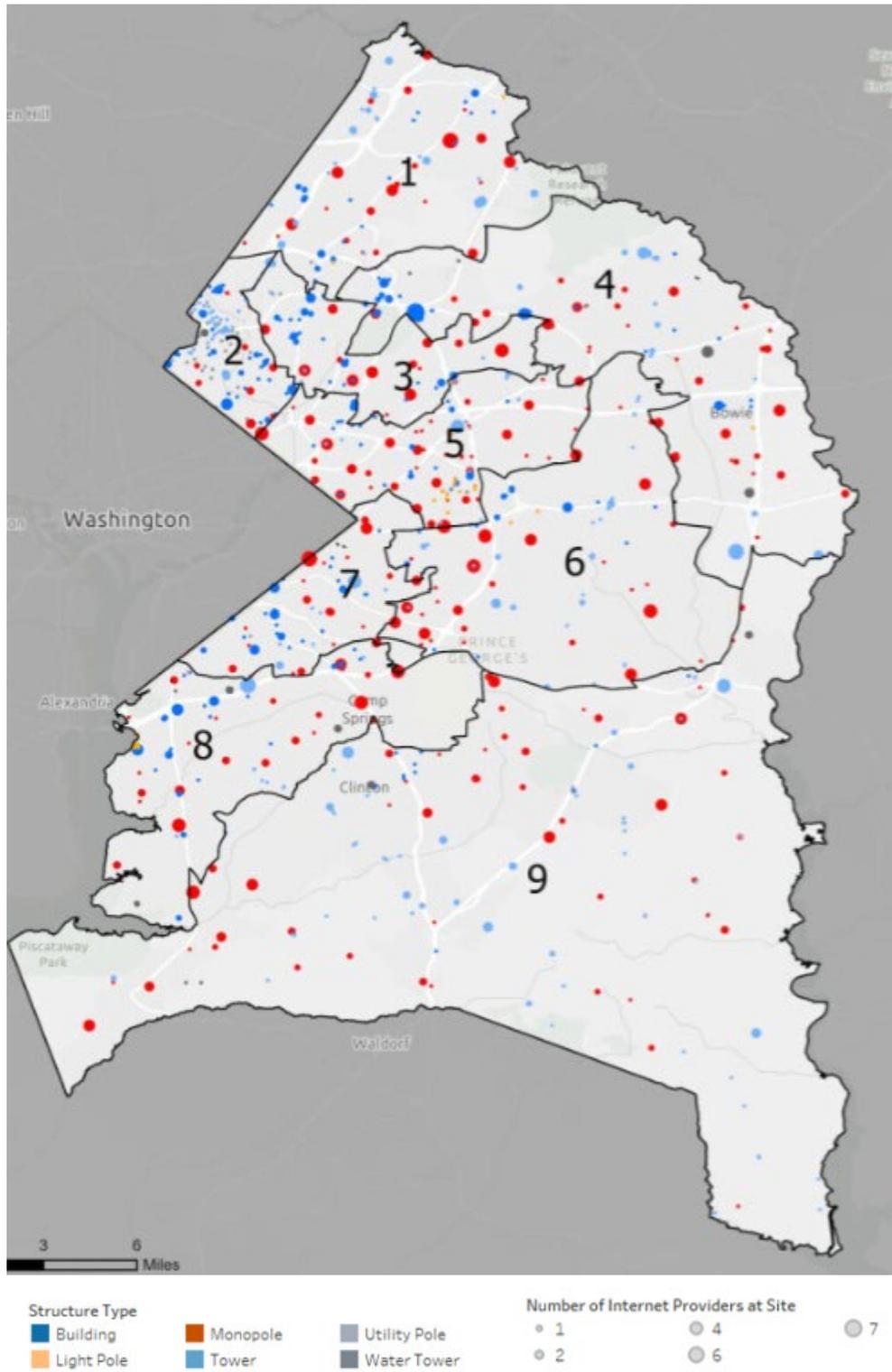


Figure 6: Structures Supporting Multiple Antennas (2024)



3. Calendar Year 2024 TTFCC Activities

In CY24, carriers and infrastructure companies filed 187 applications for TTFCC review. For a variety of reasons, applications are not always reviewed in the year in which they are filed. Some of the applications reviewed in 2024 were filed in 2023; similarly, some of the applications filed in 2025 will be reviewed in 2026.

The charts below (Figure 7 and Figure 8) illustrate the applications that received a disposition following submission to the TTFCC in 2024 and the prior 16 years. The potential outcomes for an application are:

1. Recommended by the TTFCC,
2. Not recommended by the TTFCC,
3. Subsequently withdrawn by the applicant, or
4. Tabled due to administrative issues.

Historically, most applications reviewed by the TTFCC are recommended because they meet all requirements. When the TTFCC finds that an initial application is incomplete or has an error, it returns the application to the applicant with a “request for information” (RFI). In most cases, this process allows applicants to make corrections and resubmit the application. Circumstances sometimes lead an applicant to withdraw an application; for example, an applicant may have filed in the wrong jurisdiction, may have submitted the wrong type of application for the proposed scope of work, or may choose not to respond to the TTFCC’s RFI.

In CY24, most applications reviewed by the TTFCC were recommended (see Figure 7). Two applications were not recommended:

- One proposal for an SWF in the National Harbor Complex was not recommended by the TTFCC at the April 2024 meeting because the proposed siting did not meet the residential setback.
- A proposal for an SWF in the public right-of-way was not recommended at the December 2024 meeting because the application was submitted with several waiver requests and was found not to meet the residential setback. While an applicant may ask for certain requirements and setbacks to be waived, the TTFCC has the authorization to waive requirements only to a minimum extent required for compliance and each case must be considered in context.

Figure 7: Applications Processed by Type of Outcome (2024)

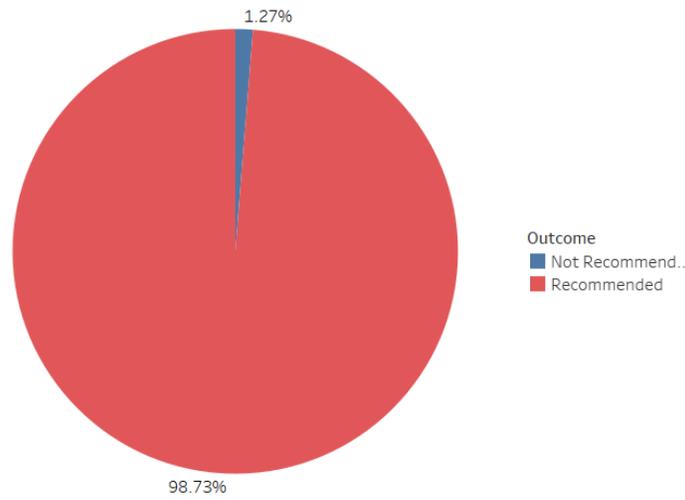
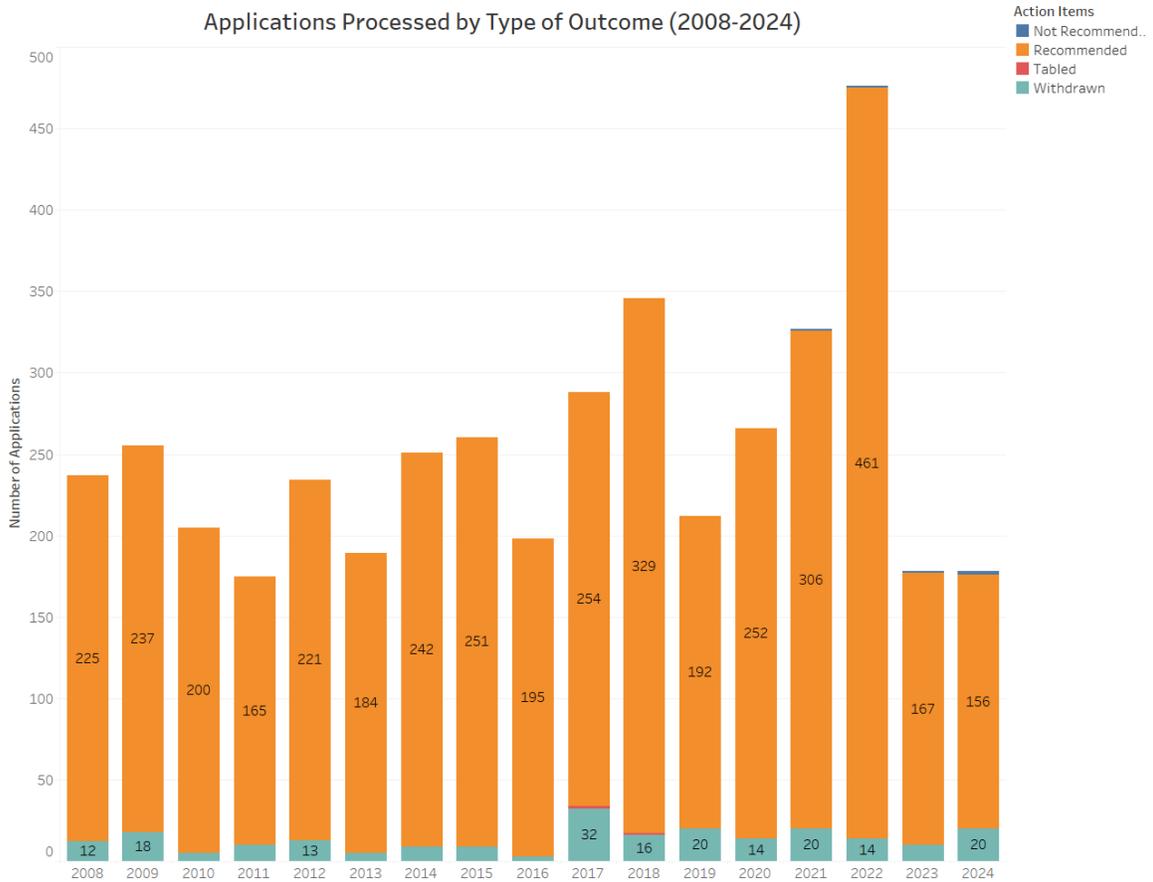


Figure 8: Number of Applications Processed by Type of Outcome (2008 – 2024)



Minor Modification Applications

Of the 187 applications received by the TTFCC in 2024, 63 percent were to modify an existing wireless siting location. These included applications to replace existing antennas, add new antennas to an existing array, add additional transmitting equipment, or add electrical generators and other ground equipment.

Minor modification applications are also filed when a carrier decides to decommission its presence at a site and remove all existing equipment. Decommissioning has increased in the past five years due to T-Mobile's acquisition of Sprint, which led T-Mobile to decommission some legacy Sprint sites in areas that were already served by T-Mobile sites.

Revisions were made to the County Code in 2008 to permit the Chair of the TTFCC to administratively approve minor modification applications, which allows the applicant to apply for a building permit without having to wait for the next scheduled TTFCC meeting (i.e., at which the full Committee makes a recommendation on each application).

Colocation Applications

In 2024, the TTFCC received 57 colocation applications seeking to place antennas on existing structures where the carrier did not currently have antennas. Like minor modification applications, which are to upgrade a carrier's existing antenna arrays, these colocation applications represent the carriers' ongoing focus on adding capacity to their current networks. In some cases, carriers apply to colocate because an existing nearby wireless site such as a building is being decommissioned or demolished, and the carrier is relocating.

The TTFCC received 44 applications to colocate SWFs on utility poles in the public right-of-way. All of these cases were proposals by T-Mobile to colocate on existing utility poles.

Seven colocation applications were from Dish Wireless for macro sites. Six of these were recommended and one was withdrawn by the applicant.

Three colocation applications were from AT&T—two for towers and one for a monopole.

Two colocation applications were from T-Mobile—one for a building site and one for a Pepco transmission tower.

The remaining colocation application was from Verizon to extend the height of an existing Pepco transmission tower.

New Facility Applications

The TTFCC received four applications to construct new macro sites—two monopoles and two towers.

Arcola Towers submitted a proposal to construct a 150-foot monopole near the intersection of Old Crain Highway and Governor's Park Lane. The structure will have the capability to support at least four carriers and was recommended by the Committee in April.

Two applications were received from Pepco to replace towers used for internal communications. The structures are also available for commercial or public safety colocation. An application to construct a 225-foot tower at the Takoma Park substation was recommended at the TTFCC's November 2024 meeting. A proposal to construct a 350-foot tower at the Oak Grove substation was withdrawn after the applicant did not respond to the TTFCC's RFI.

The fourth macro application was on behalf of T-Mobile for a 110-foot monopole next to a Washington Suburban Sanitary Commission (WSSC) water tank on Ridge Road within the City of Greenbelt. The pole is not meant to be permanent but to provide coverage while the water tank is undergoing renovation. It was recommended at the Committee's June meeting.

4. Administration of the Wireless Facility Siting Review Process

The TTFCC was created in 2000 to “promote the appropriate and efficient location and collocation of telecommunications transmission facilities to minimize adverse impacts on other land uses in the County.” The TTFCC shall, among other duties, “evaluate the esthetic effects of locating multiple telecommunications transmission facilities in a single location or on a single structure.” [County Code Section 5A.153]

As part of the TTFCC’s responsibilities, the County Code requires that it shall:

1. Serve as a central source of information and provide technical advice on the siting of telecommunications transmission facilities for the County, the Maryland National Capital Park and Planning Commission, the Board of Education and other public landowners, private landowners, licensed telecommunication carriers, and the general public
2. Promote the appropriate and efficient location and collocation of telecommunications transmission facilities to minimize adverse impacts on other land uses in the County
3. Evaluate the esthetic effects of locating multiple telecommunications transmission facilities in a single location or on a single structure
4. Recommend alternative sites and techniques where appropriate to mitigate the visual impact of the proposed and alternative site and provide a copy of the recommendation to the Council member in whose district the telecommunications transmission facility is to be located and any at-large Council members
5. Recommend provisions governing removal of the proposed telecommunications transmission facility at the end of its useful life, including the posting of a bond or other financial guarantee
6. Facilitate public participation in the telecommunications transmission facility siting process
7. Report annually to the County Executive as requested on siting policy issues

To assist the TTFCC in its review of applications to place wireless telecommunications facilities in the County, a Telecommunications Transmission Facility Technical Consultant role was established to:

1. Prepare a master plan of existing and planned telecommunications transmission facilities in the County

2. Maintain a database of telecommunications facilities reviewed by the TTFCC and those facilities proposed to be located in the County
3. Advise the County on telecommunications matters as requested
4. Review the siting of each proposed telecommunications transmission facility
5. Serve as a technical resource to the public and interested carriers and agencies
6. Evaluate the technical rationale of the proposed locations
7. Evaluate alternative sites and techniques where appropriate to mitigate the visual impact of the proposed and alternative sites and report the findings to the TTFCC

Fees Collected

Costs for the work of the TTFCC are funded in part by TTFCC application fees established in 2008 and revised in 2020 to include SWF applications. The fees charged in 2024 are as follows:

\$3,000	TTFCC application to install or mount one SWF on a new pole
\$1,800	TTFCC application to install or mount one SWF on a replacement pole
\$1,500	TTFCC application to collocate one SWF on an existing structure
\$800	TTFCC application for a minor modification to one SWF
\$2,500	TTFCC application (excluding SWF) for a new tower, monopole, or support structure located outside the public right-of-way
\$1,500	TTFCC application (excluding SWF) for a collocation on an existing structure located outside the public right-of-way
\$500	TTFCC application for a minor modification to an existing facility (excluding SWF) located outside the public right-of-way
\$250	Modification or revision to a TTFCC application or Annual Master Plan
\$500	Annual Master Plan update

The TTFCC collected approximately \$217,500 in application and annual plan fees during 2024. The County's costs for TTFCC activities, excluding indirect County staff time, were \$469,872. These costs were expenditures for outside services provided at the County's request by the designated Telecommunications Transmission Facility Technical Consultant (CTC Technology & Energy). These services included an engineering review of each submission for compliance with

County and FCC regulations. The majority of applications required multiple submissions and reviews due to errors by the applicants.

An updated fee structure went into effect on March 2, 2025.

\$3,000	TTFCC application to install or mount one SWF on a new pole
\$1,800	TTFCC application to install or mount one SWF on a replacement pole
\$1,800	TTFCC application to colocate one SWF on an existing structure
\$800	TTFCC application for a minor modification to one SWF
\$3,000	TTFCC application (excluding SWF) for a new tower, monopole, or support structure located outside the public right-of-way
\$1,800	TTFCC application (excluding SWF) for a colocation on an existing structure located outside the public right-of-way
\$600	TTFCC application for a minor modification to an existing facility (excluding SWF) located outside the public right-of-way
\$300	Modification or revision to a TTFCC application or Annual Master Plan
\$600	Annual Master Plan update

Site Visits

While an application for a new site requires a site survey by the Technical Consultant, it is the County’s policy that all existing sites also be visited and photographed on a regular basis. To track the progress of each of the ongoing submissions and the status of the site surveys, CTC Technology & Energy developed and populated a database that captures updates regarding sites and applications in real time.

Electronic Applications

On August 1, 2019, the TTFCC began requiring applications to be submitted electronically using the Prince George’s County Department of Permitting, Inspections and Enforcement’s (DPIE) existing online Permitting and Licensing System.¹ The development of this process was part of an effort within DPIE to accurately track each type of wireless siting application and ensure that FCC “shot clock” requirements are met by all responsible parties.

¹ <https://dpiepermits.princegeorgescountymd.gov/>

The change from a paper to electronic system benefits both the applicants and the TTFCC as it allows for timely tracking of fees, deadlines, and the disposition of individual applications.

TTFCC Membership

The current TTFCC members are:

TTFCC Chair/Coordinator

- Michelle Lyons, Administrator of Boards and Commissions,
Prince George's County Department of Permits, Inspections and Enforcement

TTFCC Vice-Chair

- Clarence Moseley, Permits Supervisor, Permits and Licensing Division,
Prince George's County Department of Permits, Inspections and Enforcement

TTFCC Members

- Lakisha Pingshaw, CBN Program Manager,
Prince George's County Office of Information Technology
- James Stepowany, Principal Planning Technician, Development Review Division,
Maryland National Capital Parks and Planning Commission
- Nathaniel K. Tutt III, Administration,
Prince George's County Council, County Administration Building
- Gary Cunningham, Director, Safety and Security Services,
Prince George's County Public Schools
- Sherif Elkabanni, Chief, Street Lights and Signals Section,
Chief, Street Lights and Signal Section, Department of Public Works and
Transportation
- Chinedu Ohanyere, Engineer, Site Road Plan Division,
Prince George's County Department of Permits, Inspections and Enforcement

Additional support to the TTFCC is provided by:

- Tracy M. Benjamin, Principal Associate County Attorney,
Prince George’s County Office of Law
- CTC Technology & Energy, TTFCC Technical Consultant

Public Information

The Committee’s website (<http://www.princegeorgescountymd.gov/693/Telecommunications-Transmission-Facility>) features public information about the TTFCC, including (once the material is approved by the County Council) a Master Plan map illustrating carriers’ proposed locations for new antennas based on the annual information the carriers provide the County.

In addition, the County has required that a carrier seeking to construct a new tower or monopole in the County, extend the height of a structure, or locate a wireless facility in the public-right-of-way send a public notice to municipalities and community organizations within one mile of the location proposed for the structure as well as adjoining property owners, including owners whose property lies directly and diagonally across from the location. The carriers are also obligated to notify the TTFCC Chair of any meetings that are subsequently held in response to those notices.

TTFCC meetings are generally held on the third Wednesday of each month. All meetings are open to the public. However, in the event that all applications in a given month have been administratively approved, the Chair may choose not to hold a meeting. A meeting was held in each month of calendar year 2024.

5. Future Expectations for Wireless Siting in the County

The map below (Figure 9) illustrates the location and number of future antenna sites planned by carriers based on the Annual Plan updates they filed with the County in August 2024. Cumulatively, there are a total of 244 future sites listed by all carriers.

Prince George's County will likely continue to see carrier applications of the following types:

- Minor modifications
 - Age, obsolescence, and development of new types of antennas lead carriers to modify their equipment on existing sites; this includes initiatives by the major carriers to develop dedicated data networks for public safety such as the First Responders Network Authority (FirstNet). This can also include decommissioning due to industry developments such as the acquisition of Sprint by T-Mobile.
- New and/or replacement towers and monopoles
 - As carriers adapt to emerging technologies and strategies, it is expected that they will replace some older structures and seek new locations.
- Colocations
 - New colocations on existing macro sites, including buildings, will continue to be encouraged as a reasonable strategy to meet carriers' coverage and capacity needs.
 - The ongoing goal to increase capacity is expected to lead carriers to seek relatively low-height mounting sites for 5G deployment in a variety of areas, most predominantly in the public right-of-way.

It is expected that applications that qualify as SWFs under the FCC's definition will continue to be submitted at varying levels, reflecting the trends stated above. The number of applications for siting in the public right-of-way decreased by 50 percent in 2024, with 44 applications compared to 88 in 2023. The trend toward SWF siting on private property has continued, but at lower levels than the public right-of-way with six applications received in 2024 for the National Harbor complex.

Legislation passed in February 2020, as well as the County's Design Manual, provide applicants with the guidelines and procedures to successfully site their desired SWFs while applying the FCC requirements unique to SWFs.

Figure 9: Sites Proposed in Carriers' Annual Plans (2024 and Beyond)

