



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
Department of Parks and Recreation, Prince George's County
6600 Kenilworth Avenue Riverdale, Maryland 20737

ITEM 4H

PGCPB No. 2021-152

RESOLUTION

WHEREAS, The Maryland-National Capital Park and Planning Commission ("Commission") is authorized under the Annotated Code of Maryland, Land Use Article § 17-204 to lease land located within the Metropolitan District so long as the purpose for which the property is leased is not inconsistent with park purposes; and

WHEREAS, the Commission currently leases a portion of property at the Prince George's Sports and Learning Complex, located at 8001 Sherriff Road, Landover, Maryland, to STC Three LLC ("STC" also referred to as "Crown Castle"), successor in interest to APC Realty and Equipment Company, LLC ("APC Realty"), pursuant to a lease agreement (the "Lease") dated January 4, 2002; and

WHEREAS, STC uses the leased property for a wireless telecommunications tower and related apparatus which are used by the public and such use is consistent with park purposes; and

WHEREAS, the term of the Lease commenced on February 1, 2002, and will expire on January 31, 2022 ("Original Term"); and

WHEREAS, the Commission and the STC desire to amend the Lease to extend the term for three additional five (5) year terms, or fifteen (15) years beyond the Original Term, so that the Lease term will expire on January 31, 2037 (the "First Amendment"); and

WHEREAS, the Commission has determined that the First Amendment will not be inconsistent with the park purposes; and

WHEREAS, the Annotated Code of Maryland, Land Use Article § 17-204 requires a lease that exceeds twenty years to be approved by the Prince George's County Council

WHEREAS, on December 16, 2021, the Prince George's County Planning Board (the "Board") held a public hearing to consider the approval of the First Amendment

NOW, THEREFORE, BE IT RESOLVED that, the Board has determined that the terms of the First Amendment are satisfactory and hereby recommends approval of the First Amendment, subject to final decision by the Prince George's County Council.


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CERTIFICATION

This is to certify that the foregoing is a true and correct copy of a resolution adopted by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Washington, seconded by Commissioner Geraldo, with Commissioners Washington, Geraldo, Bailey, Doerner and Hewlett voting in favor of the motion at its regular meeting held on Thursday, December 16, 2021, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 20th day of January 2022.

Elizabeth M. Hewlett
Chairman

By: 
Jessica Jones
Planning Board Administrator

<p>APPROVED AS TO LEGAL SUFFICIENCY</p> <p><i>Diana G. Calvert</i></p> <hr/> <p>M-NCPPC LEGAL DEPARTMENT</p> <p>Date: <u>01/25/22</u></p>
