ARLINGTON COUNTY, VIRGINIA

A County Board Recessed Meeting of Arlington County, Virginia, held virtually via Microsoft Teams thereof on January 27, 2026, at 3:00 PM

PRESENT: Matt de Ferranti, Chair
Maureen Coffey, Vice-Chair
Susan Cunningham, Member
Julius D. "JD" Spain, Sr., Member
Takis Karantonis, Member

ALSO PRESENT: Mark Schwartz, County Manager
Ryan Samuel, County Attorney
Mason Kushnir, County Board Clerk
Jonathan Davis, County Board Deputy Clerk

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Motion on Virtual Meeting

On a motion by MATT DE FERRANTI, Chair, seconded by MAUREEN COFFEY, Vice-Chair, the County Board found that (i) the catastrophic nature of the current declared emergency made it impracticable or unsafe to assemble a quorum of the County Board in a single location and (ii) the purpose of the meeting was to consider items that allow the Board to provide for the continuity of operations of the County Board or the discharge of its lawful purposes, duties, and responsibilities.

The motion was adopted and carried by a vote of 5-0, the voting recorded as follows: Matt de Ferranti, Chair – Aye; Maureen Coffey, Vice-Chair – Aye; Susan Cunningham, Member – Aye; Julius D. "JD" Spain, Sr. – Aye; and Takis Karantonis, Member – Aye.

Consent to Declaration of Local Emergency

On a motion by MATT DE FERRANTI, Chair, seconded by JULIUS D. "JD" SPAIN, SR., Member, the County Board consented to the County Manager's Declaration of Local Emergency for the reasons stated in the document titled "Consent to County Manager's Declaration of Local Emergency" and authorized the Board Chair to sign the document on behalf of the County Board.

The motion was adopted and carried by a vote of 5-0, the voting recorded as follows: Matt de Ferranti, Chair – Aye; Maureen Coffey, Vice-Chair – Aye; Susan Cunningham, Member – Aye; Julius D. "JD" Spain, Sr. – Aye; and Takis Karantonis, Member – Aye.

Moment of Silence remembering victims of the Potomac River midair collision

Matt de Ferranti and Members of the County Board observed a moment of silence in recognition of the one-year anniversary of the Potomac River midair collision, and honored the 67 individuals who lost their lives in the accident.

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I. COUNTY BOARD BUSINESS AND REPORTS

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- **Appointments**

On a motion by MATT DE FERRANTI, Chair, the County Board made the following appointments:

Audit Committee
Appoint Barbara Keller for a term ending January 31, 2028
Reappoint Luanne Lohr for a term ending January 31, 2028

Community Services Board
Appoint Ingri Guevara for a term ending January 31, 2029
Appoint Sarah "SC" Nealy for a term ending January 31, 2029

Economic Development Commission
Reappoint Stephen Fedorchak for a term ending January 31, 2029

Fiscal Affairs Advisory Commission
Appoint Brent Panzenhagen for a term ending January 31, 2028

Sports Commission
Appoint Kyle Brown for a term ending January 31, 2028

Technology Advisory Commission
Designate Michael Cornfield as Chair
Designate Prescott Burden as Vice Chair

The motion was adopted and carried by a vote of 5-0, the voting recorded as follows: Matt de Ferranti, Chair – Aye; Maureen Coffey, Vice-Chair – Aye; Susan Cunningham, Member – Aye; Julius D. "JD" Spain, Sr. – Aye; and Takis Karantonis, Member – Aye.

On a motion by MATT DE FERRANTI, Chair, the County Board removed Nature Lewis from the Tenant-Landlord Commission.

The motion was adopted and carried by a vote of 5-0, the voting recorded as follows: Matt de Ferranti, Chair – Aye; Maureen Coffey, Vice-Chair – Aye; Susan Cunningham, Member – Aye; Julius D. "JD" Spain, Sr. – Aye; and Takis Karantonis, Member – Aye.

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- **Recognitions, Proclamations, and Resolutions**

Matt de Ferranti highlighted Resources for Federal Workers, including resume assistance, mental health support, food security, housing resources, health insurance resources and upcoming events dedicated to providing resources and assistance to recently separated federal workers.

Matt de Ferranti highlighted available Resources for Immigrants and Refugees, including information that is publicly available on linked websites where visitors can learn their rights, as well as information about the official path to citizenship.

Matt de Ferranti and County Board members recognized the recipients of the 2025 Design Arlington Excellence Awards, showcasing excellence in architectural, landscape, historic preservation, public art, and urban design. The County Board watched the 2025 DESIGNArlington Award Winners video.

Matt de Ferranti issued the below Proclamation recognizing Black History Month:

PROCLAMATION
BLACK HISTORY MONTH

WHEREAS, Black History Month is observed in February of each year and seeks to highlight the experience of Black Americans and to recognize and pay tribute to the many contributions of Black Americans to the society and culture of the United States of America; and

WHEREAS, the celebration of Black Americans' contributions began in 1926 with Negro History Week, and each year since 1976 the President of the United States has proclaimed the month of February to be Black History Month; and

WHEREAS, this year, when we are also commemorating the 250th anniversary of United States independence, it is important to tell not only an inclusive history, but an accurate one; and

WHEREAS, Arlington County Government is committed to celebrating and spotlighting this rich history; and

NOW THEREFORE, the County Board of Arlington, Virginia, does hereby proclaim **FEBRUARY 2026**, as **BLACK HISTORY MONTH**, and call upon the residents and employees of the County to observe this occasion by recognizing the contributions of Black Americans to our society in general and to Arlington County in particular.

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- **Board Reports**

Takis Karantonis reported on the Capital Region's significant loss of jobs and shared a report by the Metropolitan Washington Council of Governments on "Talent Capital". He specifically highlighted efforts from state, regional and local stakeholders who responded to the immediate need to retain residents who have lost their jobs.

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- **Manager's Reports**

Mark Schwartz and staff provided updates regarding the recent snow impacts, including updates to service delivery response and established expectations.

Mark Schwartz, Dr. Deidra Parish, and Robert Sharpe provided an overview of public health functions and on the State of Arlington's Health.

Mark Schwartz and staff reported on updates related to solid waste and curbside collection, highlighting the current and upcoming year's budget pressures and the ongoing work, including to request for qualifications from contractors.

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II. Closed Session

On a motion by MATT DE FERRANTI, Chair, seconded by MAUREEN COFFEY, Vice-Chair, the County Board convened a closed meeting, as authorized by Virginia Code sections 2.2-3711.A.7, and 8 for the following purposes:

Consultation with the County Attorney regarding two cases in active litigation and consultation regarding one matter regarding probable litigation where such consultation in an open meeting would adversely affect the County's litigating posture; and

Consultation with the County Attorney regarding the applicability and impacts of certain state and federal laws, enforcement actions, and operations on local governments and public safety and the County's legal authority in response to such enforcement actions and operations to ensure public safety.

The motion was adopted and carried by a vote of 5-0, the voting recorded as follows: Matt de Ferranti, Chair – Aye; Maureen Coffey, Vice-Chair – Aye; Susan Cunningham, Member – Aye; Julius D. "JD" Spain, Sr. – Aye; and Takis Karantonis, Member – Aye.

Certification of Closed Session Discussions

The Recessed meeting resumed at 6:43 PM.

On a motion by MATT DE FERRANTI, Chair, seconded by JULIUS D. "JD" SPAIN, SR., Member, by a roll call vote of 5 to 0, the voting recorded as follows:

MEMBER – VOTE
Mr. de Ferranti – Aye
Ms. Coffey – Aye
Ms. Cunningham – Aye
Mr. Spain, Sr. – Aye
Mr. Karantonis – Aye

the County Board certified that, at the just concluded closed session: (1) only public business matters lawfully exempted from open meeting requirements under Chapter 37, Title 2.2 of the Code of Virginia; and (2) only such public business matters as were identified in the motion by which the closed meeting was convened were heard, discussed or considered by the Board.

The motion was adopted and carried by a vote of 5-0, the voting recorded as follows: Matt de Ferranti, Chair – Aye; Maureen Coffey, Vice-Chair – Aye; Susan Cunningham, Member – Aye; Julius D. "JD" Spain, Sr. – Aye; and Takis Karantonis, Member – Aye.

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III. REGULAR HEARING ITEMS

36. UPER24-00027 Use Permit Review for an outdoor café with a greater number of outdoor seats than indoor for Scapegoat Beer Garden; located at 556 22nd St. S. (RPC #36-018-026).

After a duly advertised public hearing, at which there were speakers, a motion was made by TAKIS KARANTONIS, Member, seconded by JULIUS D. "JD" SPAIN, SR., Member, to adopt the County Manager's recommendation in the Board report dated January 16, 2026, namely to renew the use permit for an outdoor café associated with a restaurant with a greater number of seats than the indoor portion of the restaurant, subject to the previously approved conditions, with an administrative review in six (6) months (July 2026) and with a County Board review in one (1) year (January 2027).

The motion was adopted and carried by a vote of 5-0, the voting recorded as follows: Matt de Ferranti, Chair – Aye; Maureen Coffey, Vice-Chair – Aye; Susan Cunningham, Member – Aye; Julius D. "JD" Spain, Sr. – Aye; and Takis Karantonis, Member – Aye.

The renewed Use Permit conditions read as follows:

Approved Conditions:

1. The applicant agrees to comply, by way of illustration and not limitation, with all applicable requirements of County Ordinances (i.e. Zoning Ordinance) and Codes (i.e. Noise Control Ordinance), and State statutes, including the laws and regulations enforced by the Community Health Protection Bureau, the Fire Marshal, the Police Department and the Virginia Alcohol Beverage Control Board (ABC).

2. The applicant agrees that operation of outdoor cafe areas shall not exceed the hours of operation for the interior portion of the establishment and that in no event may the outdoor café areas operate outside the hours of 9 a.m. to 11 p.m., seven (7) days a week.

3. The applicant agrees that the outdoor café areas shall under no circumstances be enclosed, as defined by the Arlington County Zoning Ordinance.

4. The applicant agrees that all consumption of food and drink must be confined to the outdoor café areas designated on the attachment named "Scapegoat Beer Garden – Seating Plan" prepared by GTM Architects and approved by the County Board on January 25, 2025 with this use permit. All on-site parking spaces as approved by SP# 206 must be maintained as parking spaces at all times.

5. The applicant agrees that under no circumstances shall live entertainment and dancing be permitted in the outdoor café areas.

6. The applicant agrees that no sound or audio or video entertainment, including but not limited to television or audio device playing of music and/or sports events, may be piped into by use of speakers, played, or projected so as to be visible or audible from the outdoor café areas

7. The applicant agrees that all staff employed by the establishment who serve alcohol to customers shall have TIPS (Training for Intervention Procedures) certification (or equivalent training accepted by the Virginia Alcohol Beverage Control Board (ABC). The applicant agrees to keep a record of TIPS training certification for all employed restaurant staff, including all new staff, and submit this information to the County upon the County's request.

8. The applicant agrees to post signs in the windows of the establishment, and on the tables of the outdoor café areas, which inform patrons to respect the peace of nearby residential neighborhoods, refrain from littering and/or loitering in the neighborhood, and to avoid parking in the residential neighborhoods.

9. The applicant agrees to make customers aware of the establishment's proximity to the nearest Metrorail Station and bus routes, available parking for the establishment, and any special parking arrangements available for customers of the establishment through clearly recognizable postings inside of the establishment and on their website.

10. The applicant agrees to broom sweep and remove trash from the outdoor café areas and designated parking areas (using non-motorized tools and methods) in front of the establishment within one (1) hour of the establishment's closing for the evening.

11. The applicant agrees that any lighting located within or immediately adjacent to the outdoor cafés area must be arranged and/or hooded to substantially confine all direct light within the boundaries of the outdoor café area.

12. The applicant agrees to designate a representative of the establishment with management authority or an ownership interest in the establishment as a neighborhood liaison for the purpose of communicating with nearby residents and neighbors to address concerns which may be related to the operation of the establishment's outdoor cafes. The applicant further agrees to the following:

    a. That the onsite liaison shall be available during the hours of the business's operation to receive and respond to community concerns regarding issues related to the establishment's outdoor cafe operations.

    b. That the name, telephone number, and email address of the neighborhood liaison shall be provided to the following:

        i. The Arlington County Zoning Administrator.

        ii. The Aurora Highlands Civic Association President

        iii. Management of the Crystal Houses Apartments

        iv. The Executive Director of the National Landing BID

13. The applicant agrees to become a participating member of the Arlington Restaurant Initiative before issuance of the Certificates of Occupancy for the outdoor seating areas subject to this use permit.

14. The applicant agrees that, in the event of a change of ownership of the establishment subject to this use permit, the new owners must provide updated information prior to the issuance of a Certificate(s) of Occupancy for the new ownership of the establishment for the following conditions:

    #7: TIPS Training

    #12: Neighborhood Liaison

    #13: ARI Membership

15. The applicant agrees to post a copy of the approved Certificate(s) of Occupancy for the interior portion of the establishment and the outdoor café areas within a visible location near the front door of the establishment and to make them immediately available for inspection by Arlington County personnel upon request.

16. The applicant agrees to either post a copy of these approved conditions in a visible location near the front door of the establishment or to make them immediately available for inspection by all Arlington County personnel upon request.

17. The applicant agrees that there shall be no outdoor bar or food service, nor other forms of outdoor point of sales in the outdoor café areas. All preparation, service, and purchase of food and drink to be consumed within the outdoor cafés shall be prepared within the indoor restaurant and brought to the outdoor cafés either by employes of the restaurant or customers.

18. The applicant agrees it will not apply for special event permits to be operated within the outdoor café areas subject to this use permit.

19. The applicant agrees that tables and chairs must be installed in the outdoor seating areas, as generally shown on the attached plan prepared by GTM Architects and entitled "Scapegoat Beer Garden-Seating Plan", or as approved in the Certificate of Occupancies for each outdoor café area. The applicant further agrees that in no event shall the number of outdoor seats exceed 208. The applicant further agrees that the tables and chairs shall be laid out as shown on the Certificates of Occupancy for each outdoor café area at all times the outdoor cafés are in use.

#36 – Board Report

#36 – Item Attachment – Scapegoat Seating Chart

#36 – Item Attachment – Map

#36 – Item Attachment – Staff Presentation

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IV. PULLED CONSENT AGENDA ITEMS

28. Request to advertise future public hearings by the Planning Commission and the County Board to consider the following actions for two sites in the Langston Boulevard Planning District, at future dates concurrent with consideration of associated site plan and rezoning applications for each site:

B. An amendment to the GLUP from "Service Commercial" and "Public" to "Medium" Office-Apartment-Hotel for an area located at 3130 Langston Blvd. (RPC #15-012-041), associated with the Walgreens site plan application (SPLN24-00004, SP #481).

After a duly advertised public hearing, at which there were speakers, a motion was made by MAUREEN COFFEY, Vice-Chair, seconded by MATT DE FERRANTI, Chair, to adopt the County Manager's recommendation in the Board report dated January 16, 2026, namely to adopt the resolution to authorize advertisement of public hearings by the Planning Commission and County Board, to future dates concurrent with consideration of the Walgreens site plan and rezoning applications (SPLN24-00004 / SP #481 and REZN24-00004), to consider and resolve to amend the GLUP from "Service Commercial" and "Public" to "Medium" Office-Apartment-Hotel for an area located at 3130 Langston Blvd., as shown in Attachment 4 to the Board report.

The motion was adopted and carried by a vote of 5-0, the voting recorded as follows: Matt de Ferranti, Chair – Aye; Maureen Coffey, Vice-Chair – Aye; Susan Cunningham, Member – Aye; Julius D. "JD" Spain, Sr. – Aye; and Takis Karantonis, Member – Aye.

The adopted Resolution reads as follows:

RESOLUTION TO AUTHORIZE ADVERTISEMENT OF PUBLIC HEARINGS BY THE PLANNING COMMISSION AND THE COUNTY BOARD TO A DATE CONCURRENT WITH A HEARING ON THE WALGREENS SITE PLAN APPLICATION (SPLN24-00004, SP #481) TO CONSIDER AND RESOLVE TO AMEND THE GENERAL LAND USE PLAN FROM "SERVICE COMMERCIAL" AND "PUBLIC" TO "MEDIUM" OFFICE-APARTMENT-HOTEL FOR AN APPROXIMATELY 1.68-ACRE AREA LOCATED AT 3130 LANGSTON BOULEVARD. (RPC #15-012-041), AS SHOWN IN ATTACHMENT 4.

The County Board of Arlington hereby authorizes the advertisement of public hearings by the Planning Commission and County Board to a date concurrent with a hearing on the Walgreens site plan application (SPLN24-00004, SP #481) to consider and resolve to amend the General Land Use Plan from "Service Commercial" and "Public" to "Medium" Office-Apartment-Hotel for an approximately 1.68-acre area located at 3130 Langston Boulevard (RPC #15-012-041*), as shown in Attachment 4.*

#28B – Board Report

#28B – Staff Presentation

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29. Consideration of the following actions pertaining to the 2847 Wilson Boulevard Special General Land Use Plan (GLUP) Study:

A. Acceptance of the 2847 Wilson Boulevard Special General Land Use Plan Study Document.

B. Request to advertise future public hearings by the Planning Commission and County Board to consider an amendment to the General Land Use Plan (GLUP) from "Service Commercial" and "Low" Residential (1-10 units/acre) to all "Service Commercial" and to incorporate the entire site into the "Clarendon Revitalization District" as being in the realm of consideration for the area located at 2847 Wilson Blvd., and 1421 and 1425 N. Fillmore St. (RPC #15-065-002, -004, -015, and -019).

After a duly advertised public hearing, at which there were speakers, a motion was made by MATT DE FERRANTI, Chair, seconded by TAKIS KARANTONIS, Member, to adopt the County Manager's recommendations in the Board report dated January 15, 2026, namely to:

1. Adopt the resolution to accept the 2847 Wilson Boulevard Special General Land Use Plan Study Document, Attachment 2 to the Board report; and

2. Adopt the resolution to advertise future public hearings by the Planning Commission and County Board on dates concurrent with consideration of future Unified Commercial/Mixed Use Development (UC/MUD) use permit and rezoning applications to consider and resolve to amend the General Land Use Plan (GLUP) from "Service Commercial" and "Low" Residential (1-10 units/acre) to all "Service Commercial" and to incorporate the entire site into the "Clarendon Revitalization District" as being in

the realm of consideration for the area located at 2847 Wilson Blvd., and 1421 and 1425 N. Fillmore St., as shown in Attachment 4 to the Board report.

The motion was adopted and carried by a vote of 5-0, the voting recorded as follows: Matt de Ferranti, Chair – Aye; Maureen Coffey, Vice-Chair – Aye; Susan Cunningham, Member – Aye; Julius D. "JD" Spain, Sr. – Aye; and Takis Karantonis, Member – Aye.

The adopted Resolution reads as follows:

RESOLUTION TO ACCEPT THE 2847 WILSON BOULEVARD SPECIAL GENERAL LAND USE PLAN (GLUP) STUDY DOCUMENT

WHEREAS, the County Board of Arlington County has been presented with a proposed *2847 Wilson Boulevard Special GLUP Study Document* ("*Study Document*") to serve as a long-range planning guide for potential future redevelopment of land located at the northeast corner of Wilson Boulevard and North Fillmore Street; and

WHEREAS, in 2025, a Special GLUP Study was initiated to examine the potential appropriateness of a requested GLUP amendment for the study area located at 2847 Wilson Boulevard; and

WHEREAS, the proposed *Study Document* communicates guidance for this area and incorporates a set of guiding principles that express aspirational goals and general public benefits and improvements that should be realized with redevelopment, communicated in a written and pictorial format; and

WHEREAS, the *Study Document* also reinforces recommendations and guidelines from the Clarendon Sector Plan and other adopted plans and policies that should apply to future development proposals for the study area, such as land use, building mass and scale, multimodal connectivity and safety, conservation of trees and green space, among others; and

WHEREAS, the *Study Document* identifies potential future GLUP amendments that could be considered in conjunction with appropriate Unified Commercial/Mixed Use Development use permit and rezoning applications that are consistent with, and significantly advance, recommendations of the *Study Document*;

NOW, THEREFORE, be it resolved that, based on the aforementioned considerations, deliberations, and all public comments, the County Board of Arlington County finds that the *2847 Wilson Boulevard Special GLUP Study Document*, set forth in Attachment 2 should be, and is hereby, accepted.

The adopted Resolution reads as follows:

RESOLUTION TO AUTHORIZE ADVERTISEMENT OF PUBLIC HEARINGS BY THE PLANNING COMMISSION AND COUNTY BOARD TO DATES CONCURRENT WITH HEARINGS ON FUTURE REZONING AND USE PERMIT APPLICATIONS TO CONSIDER AND RESOLVE TO AMEND THE GENERAL LAND USE PLAN FROM "SERVICE COMMERCIAL" AND "LOW" RESIDENTIAL (1-10 UNITS/ACRE) TO ALL "SERVICE COMMERCIAL" AND TO INCORPORATE THE ENTIRE SITE INTO THE "CLARENDON REVITALIZATION DISTRICT" FOR THE AREA LOCATED AT 2847 WILSON BLVD., AND 1421 AND 1425 N. FILLMORE ST. (RPC #15-065-002, -004, -015, AND -019), AS SHOWN IN ATTACHMENT 4

The County Board of Arlington hereby authorizes advertisement of public hearings by the Planning Commission and County Board to dates concurrent with hearings on future rezoning and use permit applications to consider and resolve to amend the General Land Use Plan from "Service Commercial" and "Low" Residential (1-10 units/acre) to all "Service Commercial" and to incorporate the entire site into the "Clarendon Revitalization District" for the area located at 2847 Wilson Blvd., and 1421 and 1425 N. Fillmore St. (RPC #15-065-002, -004, -015, and -019), as shown in Attachment 4.

#29 – Board Report

#29 – Item Attachment – Staff Presentation

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V. ADDITIONAL ITEMS

Direct Report Contracts

On a motion by MATT DE FERRANTI, Chair, seconded by TAKIS KARANTONIS, Member, the County Board approved the amendments to the employment agreements with the County Manager, the County Auditor, and the Clerk to the Board, and authorized the Chair to sign each of the aforesaid amendments on behalf of the County Board.

The motion was adopted and carried by a vote of 5-0, the voting recorded as follows: Matt de Ferranti, Chair – Aye; Maureen Coffey, Vice-Chair – Aye; Susan Cunningham, Member – Aye; Julius D. "JD" Spain, Sr. – Aye; and Takis Karantonis, Member – Aye.

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Amicus Brief

On a motion by MATT DE FERRANTI, Chair, seconded by JULIUS D. "JD" SPAIN, SR., member, the County Board joined an amicus brief in support of the Defendants' motion to dismiss in United States v. Minnesota et al., Case No. 25-cv-0379, pending in the United States District Court for Minnesota and authorized the County Attorney or his designee to sign and file or join any documents or take any other action necessary to effectuate the same.

The motion was adopted and carried by a vote of 5-0, the voting recorded as follows: Matt de Ferranti, Chair – Aye; Maureen Coffey, Vice-Chair – Aye; Susan Cunningham, Member – Aye; Julius D. "JD" Spain, Sr. – Aye; and Takis Karantonis, Member – Aye.

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VI. ADJOURNMENT

Without objection, at 8:22 PM, the January 27th, 2026 County Board meeting was adjourned.

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Matt de Ferranti, Chair

ATTEST:

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Mason Kushnir, Clerk
Approved: July 18, 2026