



PUP-2025-102916

Deep Run Roadhouse

Staff Report for Board of Supervisors Public Hearing
Prepared January 30, 2026

This report is prepared by the Henrico County Planning Staff to provide information to the Planning Commission and the Board of Supervisors to assist them in making a decision on this application. It may also be useful to others interested in this zoning matter.

I. PUBLIC HEARINGS:

Planning Commission: January 15, 2026 Recommended for Approval
Board of Supervisors: February 10, 2026 Pending

II. IDENTIFICATION AND LOCATIONAL INFORMATION:

Request: Provisional Use Permit (PUP) to allow outdoor food preparation
Existing Zoning: B-2C, Business District (Conditional)
Acreage: 1.39 acres
Location of Property: Northwest intersection of John Rolfe Parkway and Ridgefield Parkway
Magisterial District: Tuckahoe
Comprehensive Plan Recommendation: Commercial Concentration
Parcel Number: 736-750-6388
Zoning of Surrounding Properties:
North: B-2C, Business District (Conditional)
South: O-2C, Office District (Conditional); R-3AC, One-Family Residence District (Conditional)
East: B-2C, Business District (Conditional)
West: B-2C, Business District (Conditional)

III. SUMMARY OF STAFF REPORT COMMENTS:

The applicant is requesting a provisional use permit to allow outdoor food preparation at a proposed restaurant, Deep Run Roadhouse. The restaurant is proposed on an outparcel of the John Rolfe Shopping Center, located at the northwest intersection of John Rolfe Parkway and Ridgefield Parkway. The parcel is zoned B-2C, Business District (Conditional), which requires a provisional use permit to allow outdoor food preparation. The proposed restaurant and accessory outdoor dining area are allowed by-right in the B-2C district. The 2026 Comprehensive Plan recommends Commercial Concentration.

The proposed use is not anticipated to have negative impacts on the surrounding area and would occupy a vacant former restaurant in an existing shopping center. The use, if properly conditioned, could be consistent with the other commercial uses in the surrounding area and the Commercial Concentration designation. For these reasons, staff supports this request subject to the recommended conditions outlined in Section IV of this report.

The applicant held a community meeting on January 8th, 2026; however, no residents attended this meeting.

At their meeting on January 15, 2026, the Planning Commission recommended approval of this request.

IV. LAND USE ANALYSIS AND IMPLICATIONS:

The 1.39-acre subject outparcel is located at the northwest intersection of John Rolfe Parkway and Ridgefield Parkway in the John Rolfe Shopping Center. The site was rezoned with the shopping center to B-2C in 1989 as part of rezoning case C-66C-88. The original tenant was a Wendy's restaurant constructed in 2004; however, the building is now vacant. The B-2 district allows for restaurants and accessory outdoor dining by-right; however, outdoor food preparation requires a provisional use permit. In addition to this request, the applicant has also filed a minor construction plan, POD-2025-102243, for the proposed building modifications.

Adjacent uses in the John Rolfe Shopping Center include Publix to the north, Twist Gymnastics to the east, and West End CrossFit to the west. Additionally, south of John Rolfe Parkway are office buildings, zoned O-2C Office District (Conditional). To the southeast, across the intersection of John Rolfe Parkway and Ridgefield Parkway, is the Rolfield subdivision, zoned R-3AC, One-Family Residence District (Conditional).

The PUP would allow an outdoor cooking area for smoking barbecue. The applicant has submitted several exhibits including a conceptual plan showing the location of the outdoor cooking area (Exhibit A), building elevations (Exhibit B), and a floorplan (Exhibit C) which includes the location of the two smokers.

The outdoor cooking area would be approximately 16' x 21.8' located adjacent to the western façade. Two SPK-500-SL smokers are proposed with the cooking area. At least one smoker would be running approximately 19 hours per day from 4pm to 11am the following day. A 6' black aluminum privacy fence with a gate would be constructed to screen the outdoor cooking area. The nearest residential property line in the Rolfield subdivision is located over 450' from the proposed location of the outdoor cooking area.

The applicant, Deep Run Roadhouse, is currently operating in one of the tenant spaces of the Crofton Green Shopping Center on Gayton Road. If this request is approved, their operations would move to the subject site. Staff is unaware of any complaints regarding noise or odor related

to the existing business, which is adjacent to several single-family residences.

To mitigate potential impacts from this use, staff has proposed conditions with this request. If approved, these conditions would regulate the use in addition to the standards in the Zoning Ordinance (Section 24-4423.F) to ensure the use is compatible with the surrounding area. These conditions include limitations on the total number of smokers, screening of fuel and wood, and a prohibition on outdoor speakers and sound systems.

Additionally, Proffer #F of rezoning case C-66C-88 requires that all sides of each building in the shopping center must be constructed of the same materials and architectural treatments. To further ensure consistency with the existing shopping center, staff recommends Condition #4 which states that the building façade and proposed outdoor cooking area must be constructed in the same color, materials, and style as the existing structures.

The 2026 Comprehensive Plan recommends Commercial Concentration for the subject parcel. This request is not anticipated to have negative impacts on the surrounding area and, if properly conditioned, would be consistent with the Commercial Concentration designation and surrounding commercial uses. For these reasons, staff supports this request subject to the following recommended conditions:

1. This provisional use permit will only apply to the outdoor cooking area of Deep Run Roadhouse located at 2101 John Rolfe Parkway.
2. All proffered conditions accepted with case C-66C-88 must also be made part of this provisional use permit.
3. The outdoor areas for the preparation of food must not contain more than two (2) outdoor smokers.
4. The outdoor cooking area must be developed consistent with Exhibits A, B, and C, except that the building façade and outdoor cooking area enclosure must be consistent in color, material, and style to the existing structures located in the John Rolfe Shopping Center as determined at the time of Plan of Development review.
5. All wood and fuel shall be contained within the outdoor food preparation area and screened from public view at ground level with an opaque fence or material in a manner approved at the time of Plan of Development.
6. Sound production or reproduction machines or devices (including musical instruments, loudspeakers, and sound amplifiers) must not be played in the outdoor food preparation area at volumes clearly audible inside a dwelling not located on the same property as the restaurant.
7. The outdoor food preparation area must not obstruct the movement of pedestrians along sidewalks or through areas intended for public use.
8. Trash receptacles must be provided and properly serviced to control litter generated by this use.
9. Outdoor lighting fixtures must complement the style of the building. Lighting fixtures shall not produce glare for motorists or pedestrians on the adjacent right-of-way and parking areas and shall illuminate only the outdoor cooking area.

The applicant held a community meeting on January 8th, 2026; however, no residents attended this meeting.

The Planning Commission recommended approval of this request at their January 15th, 2026, meeting.

V. COMPREHENSIVE PLAN ANALYSIS:

Comprehensive Plan Recommendation:

The 2026 Comprehensive Plan recommends Commercial Concentration for the subject site. If properly regulated, with the recommended conditions, this request would be consistent with this designation and the commercial uses in the surrounding area.

Vision, Goal, Objectives, and Policies:

This request is consistent with the following Goals, Objectives, and Policies of the 2026 Comprehensive Plan:

- Retail/Commercial Keystone Policy 6: Strongly encourage redevelopment of existing Retail/Commercial areas which have become less competitive or obsolete due to market changes. Redevelopment should be encouraged to use existing public facility availability, prevent vacant structures, and continue providing Retail/Commercial services to established neighborhoods in the county.
- Land Use and Community Character Objective 30: Minimize disruptions and conflict among established residential, commercial and industrial uses and new uses.
- General Development Policy 6: Encourage compatible infill, redevelopment and development in proximity to existing development and services when appropriate to avoid “leap frog” growth patterns which may result in higher service costs.

VI. PUBLIC SERVICE AND SITE CONSIDERATIONS:

Major Thoroughfare and Transportation:

No comments received on this request.

Drainage:

- All proposed improvements must comply with all applicable Public Works plan of development requirements.
- Land disturbance greater than 2,500 sq feet will require an Environmental Compliance Plan.
- The site is located within 50/10 detention area and must comply with applicable regulations.
- The site must comply with applicable stormwater quality and quantity requirements.
- Analyze and provide solutions to minimize drainage impacts on downstream properties.

Public Utilities:

Property is served by water and sewer.

Department of Community Revitalization:

No comments received on this request.

Schools:

This provisional use permit does not propose any development of residential uses, and thus no educational impacts are projected.

Division of Fire:

No comments.

Division of Police:

No comments.

Recreation and Parks:

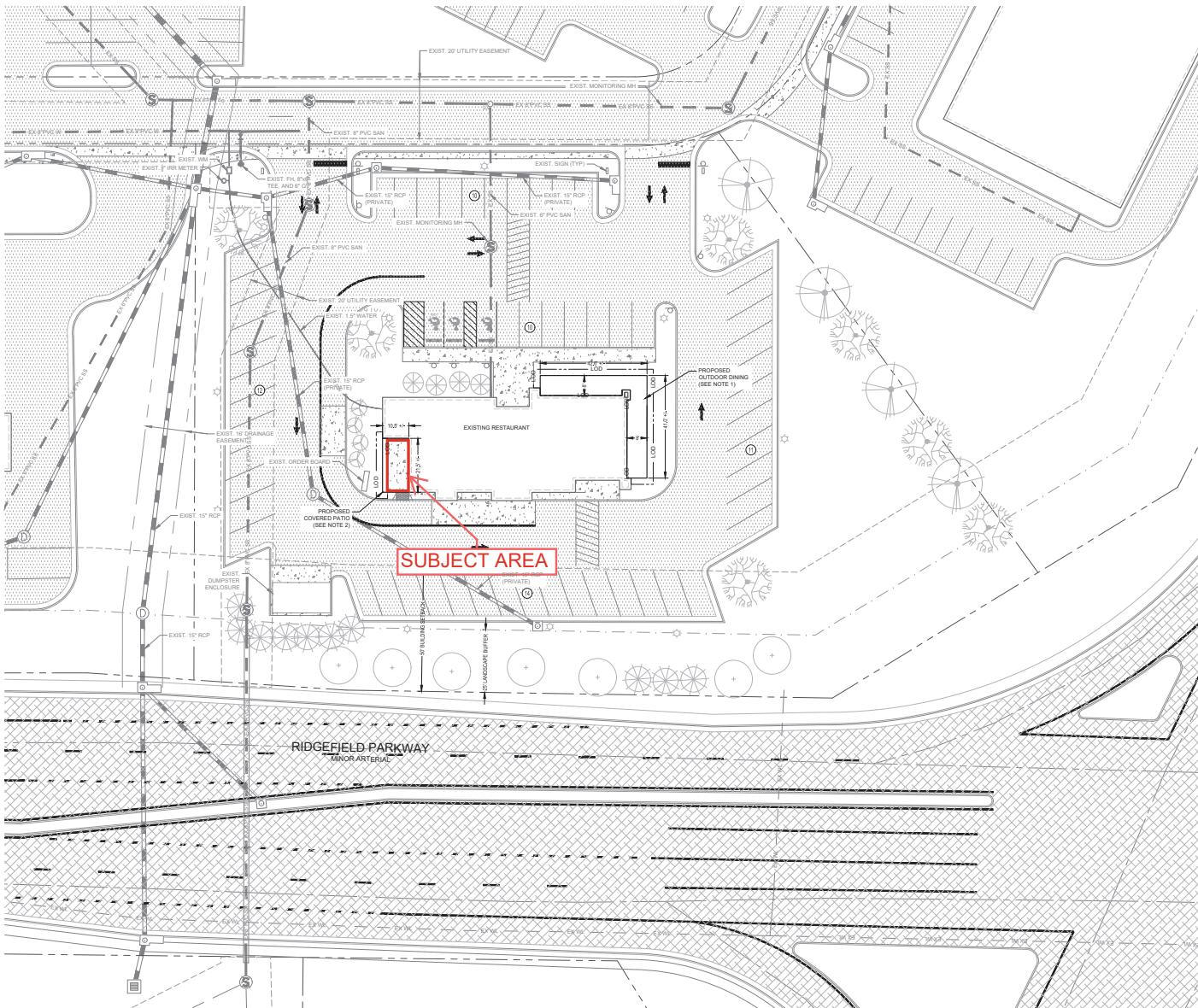
No park or recreation facilities, historical, archeological or battlefield impact.

Libraries:

No Comments.

Topography and Land Characteristics Adaptability:

None.



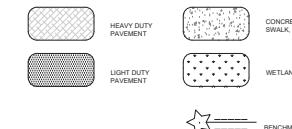
NOTES

1. PROPOSED OUTDOOR DINING AREA IS APPROX 600 SF. LIMIT OF DISTURBANCE IS 100 SF.
2. PROPOSED COVERED PATIO IS APPROX 225 SF. LIMIT OF DISTURBANCE IS 115 SF.
3. PER SEC. 24-442, AN OUTDOOR COCKERY WILL REQUIRE THE APPROVAL OF A PROVISIONAL USE PERMIT.
4. THE PLAN PROPOSES UNDER 2,500 SF OF LAND DISTURBANCE.
5. THE PLAN PROPOSES NO CHANGES TO EXISTING UTILITIES.
6. THE PLAN PROPOSES NO WORK WITHIN PUBLIC DRAINAGE EASEMENTS, UTILITY TRENCHES, OR PUBLIC RIGHT-OF-WAY.
7. THIS PLAN PROPOSES NO WORK WITHIN WETLANDS, RESOURCE PROTECTION AREA, STREAM PROTECTION AREAS, SPECIAL FLOOD HAZARD AREAS (100-YEAR FLOODPLAIN), OR MAPPED INUNDATED ZONES.
8. THE PLAN PROPOSES NO WORK WHICH REQUIRES REVIEW BY ZOOL OR HEALTH DEPARTMENT.
9. ZONING: B2-C
10. EXISTING USE: RESTAURANT (VACANT)
11. PROPOSED USE: RESTAURANT WITH INDOOR AND OUTDOOR SEATING
12. ALL INDICATED HENRICO WERE MEASURED AT THE FACE OF CURB AND ARE 5' UNLESS OTHERWISE SPECIFIED.
13. ALL BUFFER AREAS AND/OR EXISTING TREES OR VEGETATED AREAS DESIGNATED TO REMAIN THAT MUST BE PRESERVED MUST BE REPLICATED AND A REVISED LANDSCAPING PLAN MUST BE SUBMITTED AND APPROVED.
14. THE CONTRACTOR MUST FIELD VERIFY THE INVERTS OF ALL EXISTING MANHOLES, GAS LINES, AND THE LOCATIONS OF EXISTING UTILITIES, PIPES, OR OTHER STRUCTURES ACROSS, UNDERNEATH, OR OTHERWISE ALONG THE LINE OF PROPOSED WORK AREA MAY NOT NECESSARILY BE SHOWN ON THESE PLANS, AND IF SHOWN ARE ONLY APPROXIMATELY CORRECT. THE CONTRACTOR SHALL LOCATE THESE UTILITIES AND OTHER STRUCTURES AND MARK THEM IN THE GROUND UNDERGROUND IN AREAS OF CONSTRUCTION PRIOR TO STARTING WORK. CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY IF THE LOCATION OR ELEVATION DIFFERS FROM THAT SHOWN ON THESE PLANS. CONTRACTOR IS RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH THIS.
15. THE LOCATION OF EXISTING UTILITIES, PIPES, OR OTHER STRUCTURES ACROSS, UNDERNEATH, OR OTHERWISE ALONG THE LINE OF PROPOSED WORK AREA MAY NOT NECESSARILY BE SHOWN ON THESE PLANS, AND IF SHOWN ARE ONLY APPROXIMATELY CORRECT. THE CONTRACTOR SHALL LOCATE THESE UTILITIES AND OTHER STRUCTURES AND MARK THEM IN THE GROUND UNDERGROUND IN AREAS OF CONSTRUCTION PRIOR TO STARTING WORK. CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY IF THE LOCATION OR ELEVATION DIFFERS FROM THAT SHOWN ON THESE PLANS. CONTRACTOR IS RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH THIS.
16. SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS & DETAILS CONTINUOUS TO THE BUILDING, INCLUDING SIDEWALKS, RAMPS, ENTRANCES, STAIRWAYS, UTILITY PENETRATIONS, ETC.
17. CONTRACTOR IS RESPONSIBLE FOR ALL PRIVATE UTILITY CONNECTIONS (ELECTRIC, GAS, CABLE, TELEPHONE, ETC) AS WELL AS PROVIDING ALL INFRASTRUCTURE REQUIRED BY EACH UTILITY COMPANY.
18. CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION AND COSTS ASSOCIATED WITH RELOCATING OR TERMINATING EXISTING UNDERGROUND AND/OR OVERHEAD UTILITIES DESIGNATED TO BE RELOCATED OR TERMINATED ON THESE PLANS.

SIGN SUMMARY

M.U.T.C.D. LABEL	WIDTH	HEIGHT	TYPE
R1-1	30"	30"	
RS-1	30"	30"	
R7-8	12"	18"	
R7-8A	12"	6"	

LEGEND



SCALE: 1" = 20'
DATE: 09/16/2025
PROJECT: 34836-001

1 inch = 20 feet

DEEP RUN ROADHOUSE

TUCKAHOE MAGISTERIAL DISTRICT

HENRICO, VA

SITE PLAN



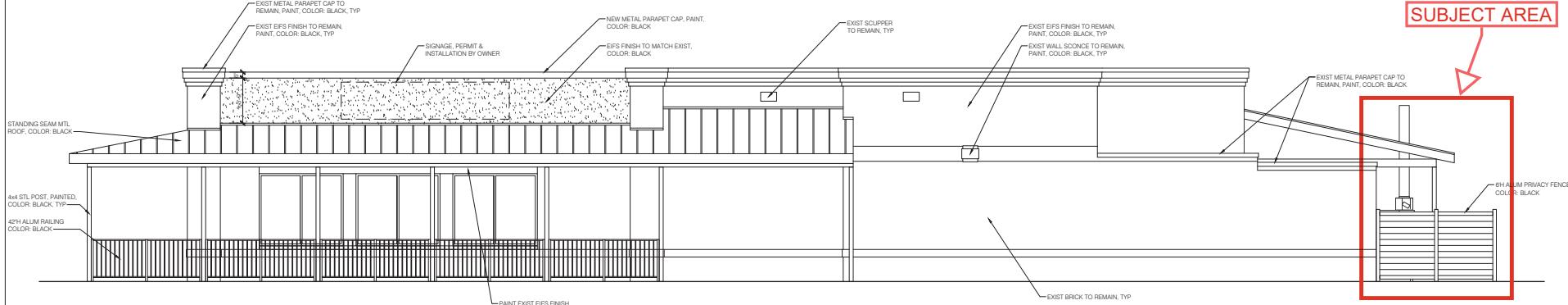
BOUNTZ, BRYANT,
JOHNSON & WILLIAMS,
LPA
1703 N. Parham Rd, Suite 202
Henrico, VA 23229
(804) 740-7338
FAX (804) 740-7338
www.KBjw.com



DESIGNED	JK
DRAWN	JK
CHECKED	JK
APPROVED	JK
REVISIONS	DESCRIPTION NO. DATE 1. 09/05/2025 INITIAL SUBMISSION 2. 3. 4.

SCALE: 1" = 20'
DATE: 09/16/2025
PROJECT: 34836-001

C2.2

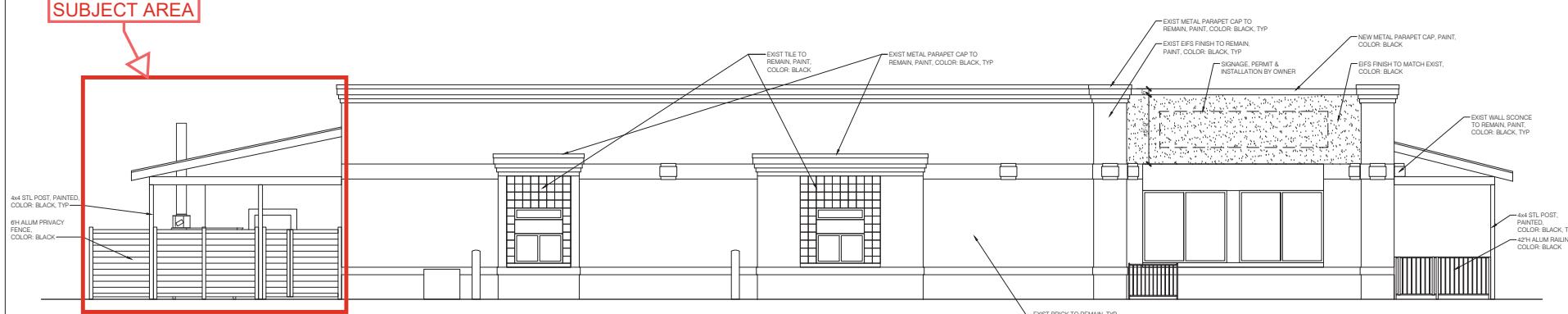


FRONT ELEVATION

A201

1/4" = 1'-0"

SUBJECT AREA



REAR ELEVATION

A201

1/4" = 1'-0"

EXHIBIT B

PUP-2025-102916

DEEP RUN ROADHOUSE RENOVATION

PROJECT #2025-07-1
11-2025 PUP SUBMITTAL
2128 JOHN BOUCHE PKWY
HENRICO, VA 23233

MSA
Architecture | Engineering | Development
21150 CARTER GALT BLVD
POWERSHAN, VA 23139
804-318-0441
msa-va.com

EXTERIOR
ELEVATIONS

A201

PRELIMINARY
NOT FOR CONSTRUCTION

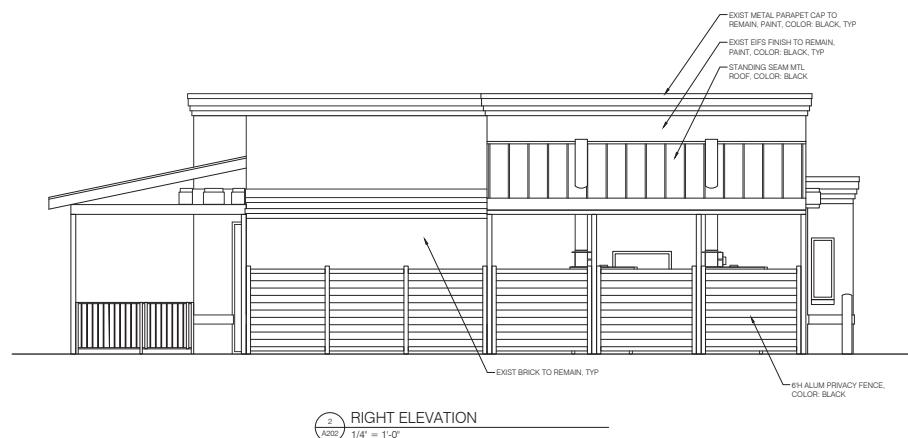
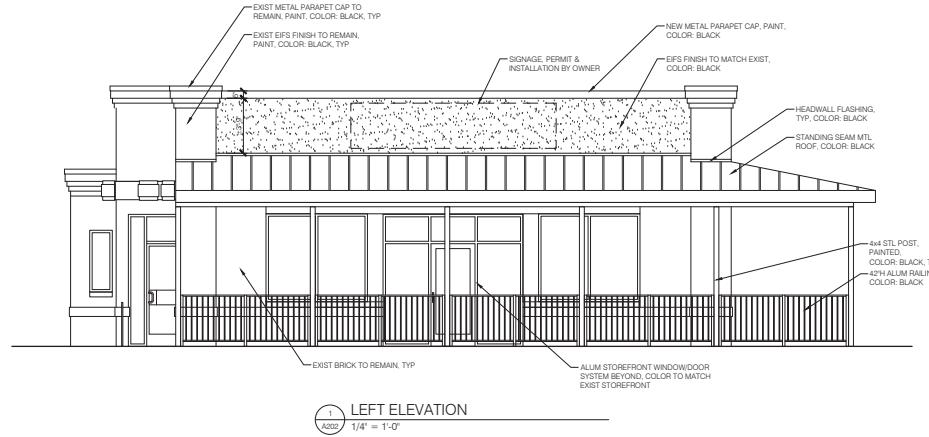


EXHIBIT B

PUP-2025-102916

DEEP RUN ROADHOUSE RENOVATION

PROJECT #2025-07-1
11-2025 PUP SUBMITTAL
2120 JOHN ROLFE PKWY
HENRICO, VA 23233

MSA
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21150 CARTER GALT BLVD
POWERSHAN, VA 23139
804-318-0441
msa-va.com

EXTERIOR ELEVATIONS

A202

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PRELIMINARY
NOT FOR CONSTRUCTION

DEEP RUN ROADHOUSE RENOVATION

DEER RUN
PROJECT #2025-071
111.20.25 - PUP SUBMITTAL
2120 JOHN ROLFE PKWY

DEER RUN
PROJECT #2025-071
111.20.25 - PUP SUBMITTAL
2120 JOHN ROLFE PKWY

Architecture | Engineering | Development
150 CARTER GALLIER BLVD
OWHATAN, VA 23139
304.218.0441

GROUND FLOOR PLAN

A101

SUBJECT AREA

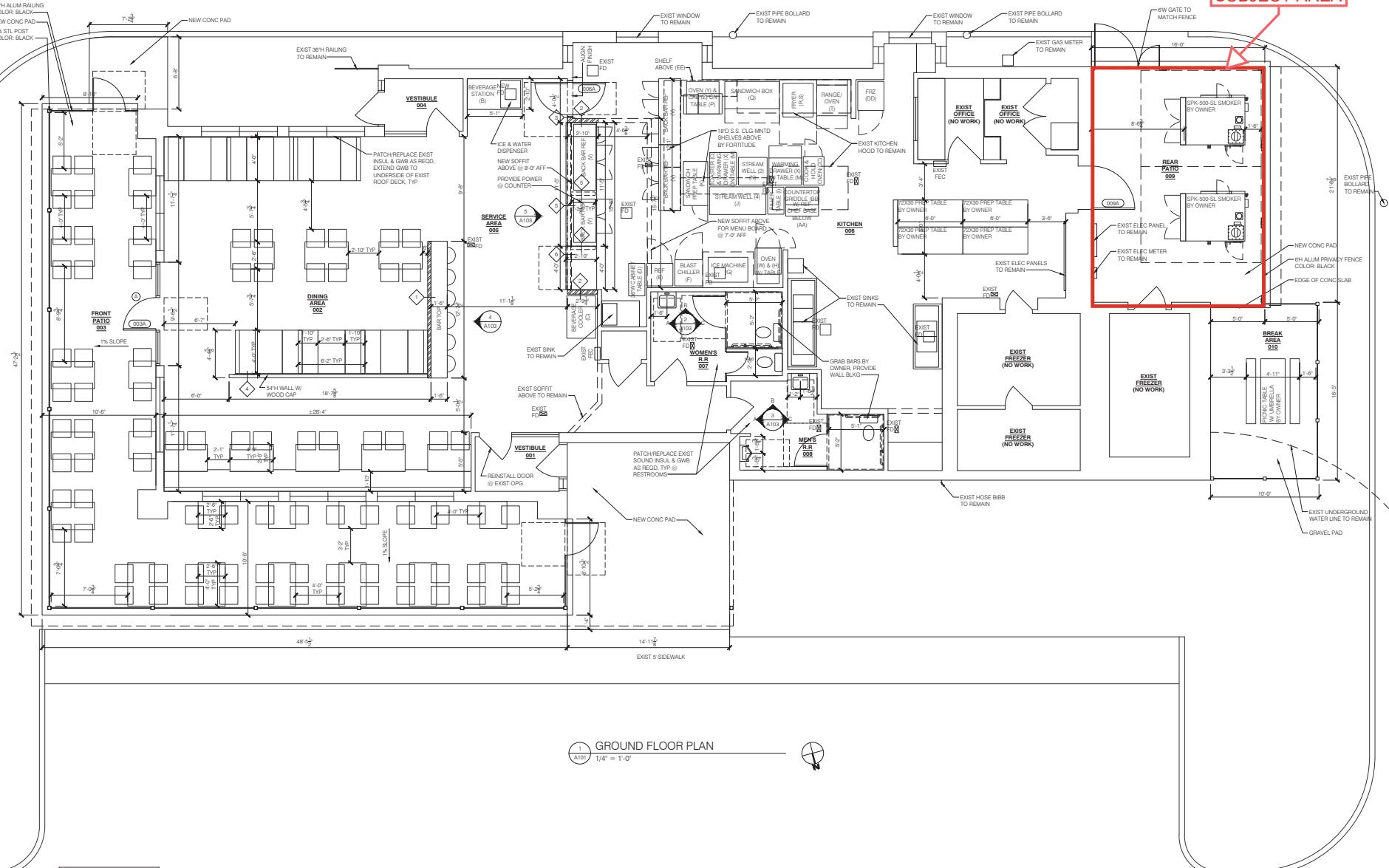


EXHIBIT C

PUP-2025-102916

