

**PUP-2025-102916**  
**Zoning**  
Outdoor Food Preparation Royal Oaks  
Tuckahoe District  
400 Feet  
PS November 2025 Ref. 736-750-6382



COMMONWEALTH OF VIRGINIA  
COUNTY OF HENRICO

John A. Vithoukias  
County Manager

February 17, 2026

Deep Run Roadhouse  
12324 Bradford Landing Way  
Glen Allen, VA 23059

RE: Provisional Use Permit PUP-2025-102916

Dear Sir/Madam:

The Board of Supervisors, at its meeting on February 10, 2026, approved your request for a Provisional Use Permit under Sections 24-2306 and 24-4423.F of Chapter 24 of the County Code to allow outdoor food preparation on Parcel 736-750-6388 located at the northwest intersection of John Rolfe Parkway and Ridgefield Parkway, subject to the following conditions:

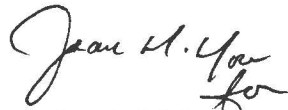
1. This provisional use permit will only apply to the outdoor cooking area of Deep Run Roadhouse located at 2120 John Rolfe Parkway.
2. All proffered conditions accepted with case C-66C-88 must also be made part of this provisional use permit.
3. The outdoor areas for the preparation of food must not contain more than two (2) outdoor smokers.
4. The outdoor cooking area must be developed consistent with Exhibits A, B, and C (see case file), 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 Planning Department has been advised of the action of the Board of Supervisors and requested to revise its records.

Sincerely,



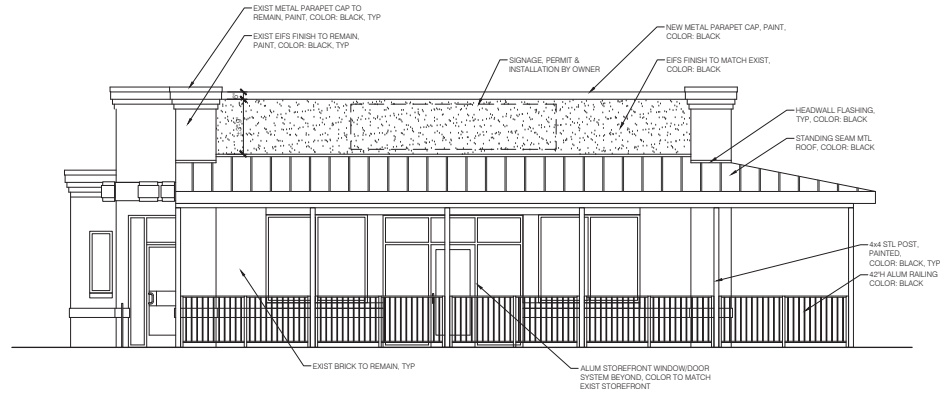
John A. Vithoukas  
County Manager

pc: Wilton Commercial X, LLC  
Lane B. Hargroder, PE  
Director, Real Estate Assessment

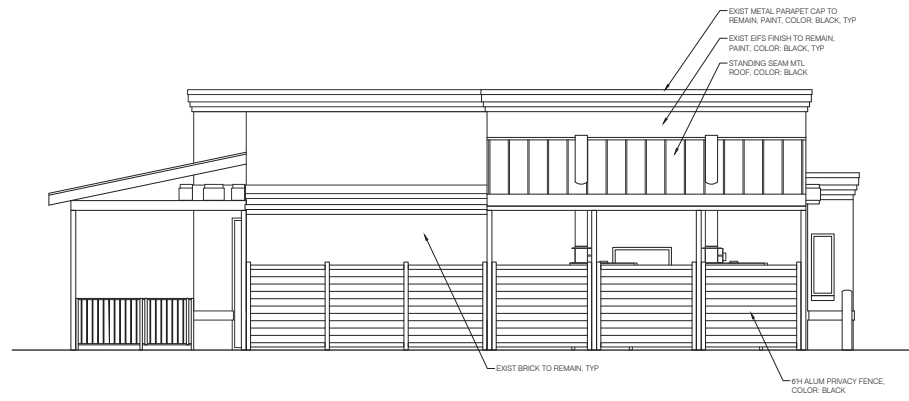




**PRELIMINARY**  
NOT FOR CONSTRUCTION



1 LEFT ELEVATION  
A202 1/4" = 1'-0"



2 RIGHT ELEVATION  
A202 1/4" = 1'-0"

EXHIBIT B

PUP-2025-102916

DEEP RUN ROADHOUSE RENOVATION

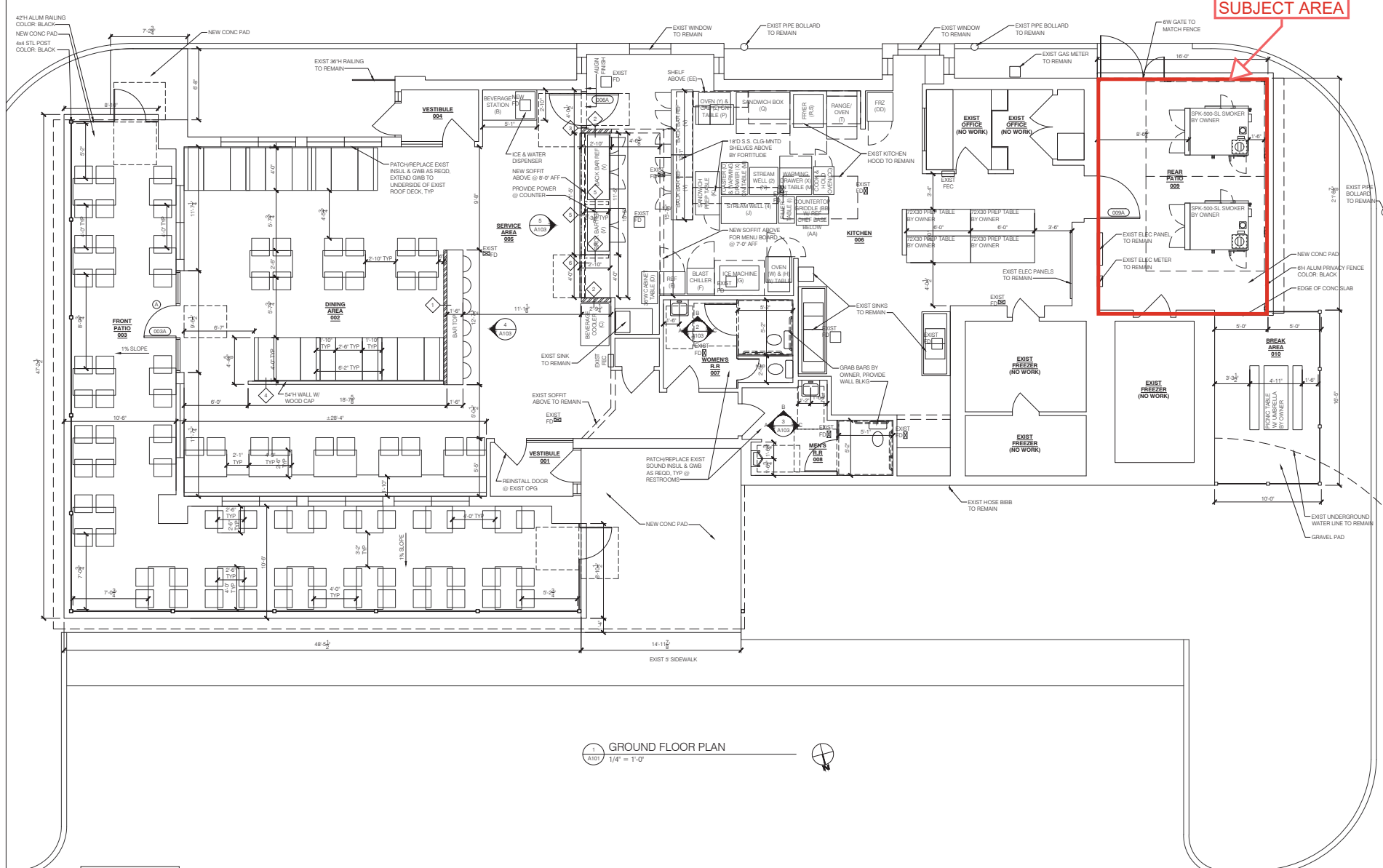
PROJECT #2025-071  
11.20.25 • PUP SUBMITTAL  
2100 JOHN ROULIE PRYBY  
HENRICO, VA 23023

MSA  
Architecture [Engineering] [Development]  
2150 CARTER GALLER BLVD  
POWhatan, VA 23139  
msaava.com

EXTERIOR ELEVATIONS

A202

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1 GROUND FLOOR PLAN  
1/4" = 1'-0"

EXHIBIT C

PUP-2025-102916

DEEP RUN ROADHOUSE RENOVATION

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GROUND FLOOR PLAN

A101