

**From:** [ALLAN NADOLSKI](#)  
**To:** [Donna Voliva](#)  
**Cc:** [Michelle Rogers](#)  
**Subject:** [EXTERNAL] Additional 5' Non-Access Buffer Violation  
**Date:** Thursday, April 6, 2023 10:05:17 AM  
**Attachments:** [IMG\\_5143.jpeg](#)  
[IMG\\_5142.jpeg](#)

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An additional 5' Non-Access Buffer violation since the photos that I sent yesterday, 5 April.

The tire tracks in the attached photos taken this morning are to the right of yesterday's reported violation. Try as he might, the subdivision owner obviously does not have an effective plan to stem these repeated violations of the Non-Access Buffer.

Al Nadolski  
158 Billy Romm Lane  
Moyock, NC 27958





**From:** [ALLAN NADOLSKI](#)  
**To:** [Donna Voliva](#)  
**Cc:** [Michelle Rogers](#)  
**Subject:** [EXTERNAL] Re: [EXTERNAL] Positive Report  
**Date:** Monday, April 3, 2023 12:11:42 PM  
**Attachments:** [IMG\\_5132.jpeg](#)  
[IMG\\_5132.jpeg](#)  
[IMG\\_5131.jpeg](#)

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Unfortunately, it was short lived, lasting only a single day with vehicles traversing Billy Romm Lane and crossing the Non-Access Buffer this weekend.

The Buffer area along Billy Romm in front of the driveway to 120 Callie Rae Lane had been graded and completely smoothed out late Friday afternoon and there were no tire tracks visible on Saturday AM. Some photos taken yesterday afternoon are attached.

Al Nadolski



> On Mar 31, 2023, at 4:25 PM, Donna Voliva <[Donna.Voliva@CurrituckCountyNC.gov](mailto:Donna.Voliva@CurrituckCountyNC.gov)> wrote:

>

> Great news!

>

> Donna Voliva, CZO

> Assistant Planning Director

> Currituck County Development Services Department

>

> -----Original Message-----

> From: ALLAN NADOLSKI <[arnusna77@aol.com](mailto:arnusna77@aol.com)>

> Sent: Friday, March 31, 2023 4:17 PM

> To: Donna Voliva <[Donna.Voliva@currituckcountync.gov](mailto:Donna.Voliva@currituckcountync.gov)>; Michelle Rogers

> <[michelle.rogers@currituckcountync.gov](mailto:michelle.rogers@currituckcountync.gov)>

> Subject: [EXTERNAL] Positive Report

>

>

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>

> Ladies, there was a steady flow of cars, trucks and heavy equipment at 120 Callie Rae Lane today. It was good to see that all traffic entered and exited the family subdivision via Callie Rae Lane and none of the vehicles crossed the Non-Access Buffer. I verified this by reviewing trail camera video

of today's significant activity.

>

> While this represents only a single day of activity, it was nonetheless the first change of behavior regarding violation of the Buffer observed to date.

>

> Have a good weekend.

>

> Al Nadolski

>

> Sent from my iPhone

**From:** [Jamie Jarvis](#)  
**To:** [ALLAN NADOLSKI](#)  
**Cc:** [Donna Voliva](#); [Michelle Rogers](#); [Kathlyn Romm](#)  
**Subject:** [EXTERNAL] Re: Callie Rae Lane Family Subdivision 5" Non-Access Buffer Violation  
**Date:** Thursday, April 13, 2023 6:28:30 PM

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All -

I completely agree with Al's comments below and would like an explanation of what the county is doing to rectify this situation. It was brought to the county's attention multiple times before the CO was given in which we were ensured that the access to Billy Romm Lane from the new construction would be removed before CO was approved (which it has not). We have confronted Scott Mack directly as well, letting him know that we want the access to be removed which again he has made no effort to do except to continue to wipe clean the tracks. I suggest that he place the same blockade across the Billy Romm Lane access that he placed at the end of Callie Rae Lane to keep people from using it originally until the county is able to resolve this issue (I believe pictures were provided to the county so everyone should be aware of the reference). If we need to escalate this matter to someone else to assist, then please provide contact information, so we can escalate.

It's very unfortunate that we are continuing to have to reach out in regards to the lack of morals and general decency of Scott Mack to follow the criteria of the subdivision and met with little urgency from the county on the issue. Please provide insight by COB Monday 4/17 if you are not able to review and respond before then.

Thanks!

**Jamie Jarvis**

Phone: 757-435-6645

On Thu, Apr 13, 2023 at 3:22 PM ALLAN NADOLSKI <[arnusna77@aol.com](mailto:arnusna77@aol.com)> wrote:

Ladies, another violation to report today associated with 120 Callie Rae Lane and crossing the 5' Non-Access Buffer adjacent to Billy Romm Lane and mandated by the County. There were 3 vehicles at that residence this morning: a large lifted pickup (owner), a dark Audi SUV (co-owner) and a white Best Buys delivery van. It is unknown which vehicle crossed the buffer.

I had an interesting brief discussion with one of the owners of 120 Callie Rae Lane late last week. He took exception to the trail camera across Billy Romm Lane pointing at his house. I had a copy of the County's Plat in hand and asked whether he was aware that there was a 5' Non-Access Buffer that ran the length of his property. I told him the reason for the trail camera was repeated Non-Access Buffer violations and that the camera was pointed at Billy Romm Lane to capture these violations of the Buffer. He was completely dismissive of the Buffer and asked whether I had heard of 136 Billy Romm Lane. Although he didn't say it,

the inference was the Buffer didn't apply. He then asked whether I was sure that it wasn't the County that was crossing the Buffer as "they were out there" (he didn't say when). I ended the conversation by saying my dialogue would continue to be only with the County when it came to violations of the mandated Buffer.

The owner proceeded to Kathy Romm's house where he told her that he wanted the camera removed. Kathy called me afterwards and asked that I remove the camera, which I did. Kathy took the opportunity to inform the property owner about the long sordid history of non-compliance by the sub-division owner during construction of his house. She invited him to be part of the solution going forward and ending these violations. Kathy told him that all of the three of the other residents on Billy Romm Lane were in agreement that it must end and that we all would continue to report violations to the County.

So, there seems to be some confusion on the part of the owner of 120 Callie Rae Lane about the relationship between his property and the family sub-division's former address - the 10-acre parcel formerly known as 136 Billy Romm Lane. It is my understanding that 136 Billy Romm Lane ceased to exist as an address once the subdivision was established and all addresses therein are Callie Rae Lane. A search of the County property records shows no results for 136 Billy Romm Lane. That said, the Deed posted to the County's property website for the subdivision shows 136 Billy Romm Lane. Perhaps the Deed should be amended to reflect the new reality of Callie Rae Lane.

Most disturbing about today's violation is that both of the owners of 120 Callie Rae Lane were at this house when the violation occurred.

Since I removed my trail camera, I request that the County set up a video monitoring capability to help with enforcement of the County mandated Non-Access Buffer. A trail camera on my property will not be able to capture violations as the distance exceeds the detection capability of the trail camera's motion sensor. Perhaps the county could consider placing a monitoring capability physically on the Non-Access Buffer? What these repeated violations of the Non-Access Buffer continue to show is that the only effective preventive solution is placement of a permanent physical barrier along the entire length of Billy Romm Lane adjacent to this family subdivision.

I have Cc'd my neighbors Kathy Romm and Jamie Jarvis on this email for their information so they are aware of my continuing engagement with the County and so they can provide additional viewpoints if they desire. I am happy to continue working this issue with you but at some point if escalation within the County is necessary, let me know and I will be happy to do that.

Al Nadolski  
158 Billy Romm Lane  
Moyock, NC 27958

**From:** [ALLAN NADOLSKI](#)  
**To:** [Donna Voliva](#); [Michelle Rogers](#)  
**Subject:** [EXTERNAL] County Mandated 5" Non-Access Buffer Violations Continue  
**Date:** Monday, April 10, 2023 9:50:06 AM  
**Attachments:** [IMG\\_9079.heic](#)  
[IMG\\_7451.heic](#)

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Ladies, good morning. Hope that you had an enjoyable Easter weekend.

No change here to the status quo, which is continued violations of the County mandated 5' Non-Access Buffer associated with the Callie Rae Lane family subdivision. Latest photos taken yesterday afternoon are attached. These are farther to the right of the previous violations sent last week.

The family subdivision owner has not attempted to smooth over any of the latest tire tracks crossing the 5' Non-Access Buffer from Billy Romm Lane.

Al Nadolski

**From:** [ALLAN NADOLSKI](#)  
**To:** [Donna Voliva](#)  
**Cc:** [Michelle Rogers](#)  
**Subject:** [EXTERNAL] Re: [EXTERNAL] Positive Report  
**Date:** Wednesday, April 5, 2023 12:06:23 PM  
**Attachments:** [IMG\\_5140.jpeg](#)  
[IMG\\_5139.jpeg](#)

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Wednesday 5 April - 5' Non-Access Buffer violation.

Trucks were 2 out of 3 for properly using Callie Rae Lane to access the house at 120 Callie Rae Lane. One red pickup made a short visit to 120 Calie Rae Lane via Billy Romm Lane while I was out mowing, crossing the Non-Access Buffer and stopping to speak with 2 contractors present at the house. After speaking with the 2 contractors in the driveway, the pickup backed across the Non-Access Buffer and departed again using Billy Romm Lane, leaving the tire tracks in the attached photos. Unfortunately, I was downloading the trail camera when this occurred so no video of that visitor.

Al Nadolski



> On Mar 31, 2023, at 4:25 PM, Donna Voliva <[Donna.Voliva@CurrituckCountyNC.gov](mailto:Donna.Voliva@CurrituckCountyNC.gov)> wrote:

>

> Great news!

>

> Donna Voliva, CZO

> Assistant Planning Director

> Currituck County Development Services Department

>

> -----Original Message-----

> From: ALLAN NADOLSKI <[arnusna77@aol.com](mailto:arnusna77@aol.com)>

> Sent: Friday, March 31, 2023 4:17 PM

> To: Donna Voliva <[Donna.Voliva@currituckcountync.gov](mailto:Donna.Voliva@currituckcountync.gov)>; Michelle Rogers

> <[michelle.rogers@currituckcountync.gov](mailto:michelle.rogers@currituckcountync.gov)>

> Subject: [EXTERNAL] Positive Report

>

>

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> Ladies, there was a steady flow of cars, trucks and heavy equipment at 120 Callie Rae Lane today. It was good to see that all traffic entered and exited the family subdivision via Callie Rae Lane and none of the vehicles crossed the Non-Access Buffer. I verified this by reviewing trail camera video of today's significant activity.

>  
> While this represents only a single day of activity, it was nonetheless the first change of behavior regarding violation of the Buffer observed to date.  
>  
> Have a good weekend.  
>  
> Al Nadolski  
>  
> Sent from my iPhone

**From:** [ALLAN NADOLSKI](#)  
**To:** [Donna Voliva](#)  
**Cc:** [Michelle Rogers](#)  
**Subject:** [EXTERNAL] Re: [EXTERNAL] Positive Report  
**Date:** Tuesday, April 4, 2023 10:47:47 AM  
**Attachments:** [IMG\\_5137.mov](#)  
[IMG\\_5136.jpeg](#)  
[IMG\\_5134.jpeg](#)  
[IMG\\_5133.jpeg](#)

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To follow up, there was some kind of epiphany moment around noontime yesterday on the part of the subdivision owner. He ran from the house at 120 Callie Rae Lane to flag down a neighbor who was driving home down Billy Romm Lane. The subdivision owner expressed great concern about what to do regarding stopping the crossings of the 5' Non-Access Buffer. This after the delivery of a propane tank by the large white truck in the photos I sent yesterday and his smoothing over the tire tracks with the Kubota tractor. According the neighbor, the subdivision owner was feeling pressured to resolve this matter and solicited ideas on what he could do to remedy the Buffer violations.

There definitely is a need for some type of permanent barrier to separate this family subdivision from Billy Romm Lane. The fact that the propane gas tank delivery truck used Billy Romm Lane suggests the subdivision owner was using 136 Billy Romm Lane for the delivery address. Unfortunately for him, photos were taken before the subdivision owner could smooth over the tire tracks. The solution should be obvious to the subdivision owner: 1) stop using 136 Billy Romm Lane for any/all deliveries/contractors and 2) put up some type of permanent barrier along the entirety of the 5' Non-Access Buffer abutting Billy Romm Lane. The subdivision owner need only look at what he did to shield the back side of his own house property at 118 Billy Romm Lane from the section of Callie Rae Lane coming in from Puddin Ridge Road where he had a split-rail fence installed. This would be the perfect solution for Billy Romm Lane as well!

Attached are some photos taken from Billy Romm Lane of the fence behind 118 Billy Romm Lane that runs the entire length of Callie Rae Lane.



> On Apr 3, 2023, at 12:20 PM, ALLAN NADOLSKI <[arnusna77@aol.com](mailto:arnusna77@aol.com)> wrote:

>

> Things are no better this morning with the arrival of the first contractor who accessed 120 Callie Rae Lane via Billy Romm Lane as can be seen from the tire tracks in the attached photos. This large truck back into the driveway from Billy Romm Lane. A second photo zoomed in on the offending vehicle which drove across the Non-Access Buffer.

>

> It gets better! Literally a minute after taking the second photo, the subdivision owner used a small Kubota tractor to smooth over all of the tire tracks shown in the Buffer in this and my earlier email.

>

> Those in/around 120 Callie Rae Lane this weekend who used Billy Romm Lane showed keen interest in the trail camera that I set up across Billy Romm Lane from the Callie Rae Lane house, slowing in front of it take a close look. Perhaps they are unaware they shouldn't be accessing 120 Callie Rae Lane via Billy Romm Lane and hence the trail camera?



>  
> I will continue to monitor for additional violations of the 5' Non-Access Buffer mandated by the County.

>  
> Al Nadolski



>>  
>> On Mar 31, 2023, at 4:25 PM, Donna Voliva <Donna.Voliva@CurrituckCountyNC.gov> wrote:

>>  
>> Great news!

>>  
>> Donna Voliva, CZO  
>> Assistant Planning Director  
>> Currituck County Development Services Department

>>  
>> -----Original Message-----

>> From: ALLAN NADOLSKI <arnusna77@aol.com>

>> Sent: Friday, March 31, 2023 4:17 PM

>> To: Donna Voliva <Donna.Voliva@currituckcountync.gov>; Michelle Rogers  
<michelle.rogers@currituckcountync.gov>

>> Subject: [EXTERNAL] Positive Report

>>

>>

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>>

>> While this represents only a single day of activity, it was nonetheless the first change of behavior regarding violation of the Buffer observed to date.

>>

>> Have a good weekend.

>>

>> Al Nadolski

>>

>> Sent from my iPhone

>

**From:** [ALLAN NADOLSKI](#)  
**To:** [Michelle Rogers](#)  
**Cc:** [k4thlyn@hotmail.com](mailto:k4thlyn@hotmail.com); [Krystal Annen](#)  
**Subject:** [EXTERNAL] Re: [EXTERNAL] Meeting  
**Date:** Wednesday, April 26, 2023 10:53:44 AM

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Please confirm meeting location is 153 Courthouse Rd, Suite G103, Currituck, NC 27929.

Thanks.

Al Nadolski

Sent from my iPhone

> On Apr 25, 2023, at 4:39 PM, Michelle Rogers <[Michelle.Rogers@currituckcountync.gov](mailto:Michelle.Rogers@currituckcountync.gov)> wrote:

>

> Al & Kathy,

>

> Would tomorrow 4/26/2023 at 1:30pm be a good time to get together? Just let us know if that is ok.

>

> Michelle Rogers

>

> -----Original Message-----

> From: ALLAN NADOLSKI <[arnusna77@aol.com](mailto:arnusna77@aol.com)>

> Sent: Tuesday, April 25, 2023 9:20 AM

> To: Michelle Rogers <[michelle.rogers@currituckcountync.gov](mailto:michelle.rogers@currituckcountync.gov)>; Krystal Annen  
<[Krystal.Annen@currituckcountync.gov](mailto:Krystal.Annen@currituckcountync.gov)>

> Cc: Kathlyn Romm <[k4thlyn@hotmail.com](mailto:k4thlyn@hotmail.com)>

> Subject: [EXTERNAL] Meeting

>

>

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>

> Ladies, to follow-up, now that the 30-day compliance window has closed, Kathy Romm and I would like to meet with you. Please let us know a good day/time.

>

> Thanks in advance.

>

> Al Nadolski

**From:** [Jamie Jarvis](#)  
**To:** [ALLAN NADOLSKI](#)  
**Cc:** [Michelle Rogers](#); [Donna Voliva](#); [Kevin Kemp](#); [Krystal Annen](#); [Kathlyn Romm](#)  
**Subject:** [EXTERNAL] Re: Callie Rae Lane Non-Access Buffer Violation  
**Date:** Monday, May 8, 2023 11:04:09 AM

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Kevin - In addition to Al's comments below can you please let us know if you had the chance this past Thursday to make it out to the family subdivision to take a look at the layout and issues we were discussing? Any thoughts on your end on how to proceed?

Thanks!

**Jamie Jarvis**

Phone: 757-435-6645

On Mon, May 8, 2023 at 8:54 AM ALLAN NADOLSKI <[arnusna77@aol.com](mailto:arnusna77@aol.com)> wrote:

To follow-up, violations of the 5' Non-Access Buffer and the County imposed restriction against accessing Billy Romm Lane from the Callie Rae Lane family subdivision continue. The additional tracks in this photo occurred between the afternoon of Saturday, 6 May and around noon on Sunday 7 May. The attached photo was taken at 11:42 AM on Sunday, 7 May.

It is not obvious that the subdivision owner or the prospective owners of 120 Callie Rae Lane have any intention of complying with with the County UDO Chapter 10, Subsection 10.3.3.B General Lot Requirements (2). In addition to issuing the citation requested in my previous email, I strongly recommend that both parties be formally counseled by the County on the UDO requirements related to the 5' Non Access Buffer as well as the County mandated restriction from accessing Billy Romm Lane that was part of the agreement for the County granting a family subdivision.

Additional intervention and enforcement by the County is required. The prospective owners of 120 Callie Rae Lane in particular must be made to understand that ingress/egress to/from Puddin Ridge Rd shall only be via Callie Rae Lane and that they are specifically prohibited by County ordinance from crossing the 5' Non-Access Buffer. It is unclear whether this has been effectively conveyed to them by the subdivision owner. They appear to believe that they have access to Billy Romm Lane and that the the Non-Access Buffer restriction does not apply to them. Formal counseling by the County requested above should help better inform their understanding of these County requirements.

Al Nadolski  
158 Billy Romm Lane  
Moyock, NC 27958.

> On May 3, 2023, at 12:10 PM, ALLAN NADOLSKI <[arnusna77@aol.com](mailto:arnusna77@aol.com)> wrote:

>

> Ladies, after several days of limited to no activity at 120 Callie Rae Lane, another violation of the 5' Non-Access Buffer occurred, probably this morning. Photo of the tire tracks is attached. They were not visible yesterday.

>

> I am adding Kevin Kemp to distribution based on his meeting yesterday on this topic and stated intention to visit/inspect the family subdivision on Thursday. I have also added Denise Hall in view of my email today requesting the Deed and Plat for the family subdivision be updated to remove any/all association of the subdivision with 136 Billy Romm Lane and the ingress/egress easement over Billy Romm Lane conveyed in Deed Book 1593 Pg. 228 and annotated on the Plat.

>

> I request that Code Enforcement open another citation and issue it to the family subdivision owner. I recommend that in addition to the violation of the buffer that an additional violation be included for improperly accessing of Billy Romm Lane from the subdivision which the County removed as part of the agreement to grant a family subdivision.

>

> Thanks in advance.

>

> Al Nadolski

> 158 Billy Romm Lane

> Moyock, NC 27958

>

> <IMG\_5176.jpeg>

**From:** [Kathlyn Romm](#)  
**To:** [Michelle Rogers](#); [ALLAN NADOLSKI](#)  
**Cc:** [Krystal Annen](#)  
**Subject:** [EXTERNAL] Re: [EXTERNAL] Meeting  
**Date:** Wednesday, April 26, 2023 10:31:46 AM

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Yes, that works. Thank you!

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**From:** Michelle Rogers <michelle.rogers@currituckcountync.gov>  
**Sent:** Tuesday, April 25, 2023 4:39 PM  
**To:** ALLAN NADOLSKI <arnusna77@aol.com>; k4thlyn@hotmail.com <k4thlyn@hotmail.com>  
**Cc:** Krystal Annen <Krystal.Annen@currituckcountync.gov>  
**Subject:** RE: [EXTERNAL] Meeting

Al & Kathy,

Would tomorrow 4/26/2023 at 1:30pm be a good time to get together? Just let us know if that is ok.

Michelle Rogers

-----Original Message-----

**From:** ALLAN NADOLSKI <arnusna77@aol.com>  
**Sent:** Tuesday, April 25, 2023 9:20 AM  
**To:** Michelle Rogers <michelle.rogers@currituckcountync.gov>; Krystal Annen <Krystal.Annen@currituckcountync.gov>  
**Cc:** Kathlyn Romm <k4thlyn@hotmail.com>  
**Subject:** [EXTERNAL] Meeting

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Thanks in advance.

Al Nadolski

**From:** [ALLAN NADOLSKI](#)  
**To:** [Michelle Rogers](#); [Donna Voliva](#)  
**Cc:** [Kevin Kemp](#); [Krystal Annen](#); [Kathlyn Romm](#); [Jamie Jarvis](#)  
**Subject:** [EXTERNAL] Re: Callie Rae Lane Non-Access Buffer Violation  
**Date:** Monday, May 8, 2023 8:54:27 AM  
**Attachments:** [IMG\\_5187.jpeg](#)

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Al Nadolski  
158 Billy Romm Lane  
Moyock, NC 27958.



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> Al Nadolski

> 158 Billy Romm Lane

> Moyock, NC 27958

>

> <IMG\_5176.jpeg>

**From:** [Michelle Rogers](#)  
**To:** [ALLAN NADOLSKI](#); [k4thlyn@hotmail.com](#)  
**Cc:** [Krystal Annen](#)  
**Subject:** RE: [EXTERNAL] Meeting  
**Date:** Tuesday, April 25, 2023 4:39:00 PM

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From: ALLAN NADOLSKI <[arnusna77@aol.com](mailto:arnusna77@aol.com)>  
Sent: Tuesday, April 25, 2023 9:20 AM  
To: Michelle Rogers <[michelle.rogers@currituckcountync.gov](mailto:michelle.rogers@currituckcountync.gov)>; Krystal Annen <[Krystal.Annen@currituckcountync.gov](mailto:Krystal.Annen@currituckcountync.gov)>  
Cc: Kathryn Romm <[k4thlyn@hotmail.com](mailto:k4thlyn@hotmail.com)>  
Subject: [EXTERNAL] Meeting

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Thanks in advance.

Al Nadolski



**From:** [ALLAN NADOLSKI](#)  
**To:** [Denise Hall](#)  
**Cc:** [Kevin Kemp](#); [Donna Voliva](#); [Michelle Rogers](#); [Kathlyn Romm](#); [Jamie Jarvis](#)  
**Subject:** [EXTERNAL] Family Subdivision Deed and Plat Matters  
**Date:** Wednesday, May 3, 2023 11:58:22 AM  
**Attachments:** [2023\\_03\\_23\\_18\\_37\\_105649745\\_doc\\_309839.pdf](#)  
[Family Subdivision Deed and Plat.pdf](#)

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**[CAUTION]:** This email originated from outside of Currituck County's system. Do not click links or open attachments unless you verify that the attachment and contents are safe. Please report any suspicious emails or attachments to [support](#).

Ms. Hall, I am writing to seek your assistance in ensuring that corrections are made to the Deed and Plat for the family subdivision granted by the County on or about 10/27-28/2022 for the former property address of 136 Billy Romm Lane to Scott and Melinda Mack.

As part of the agreement to convert this 10-acre single home parcel to a family subdivision, the County required the subdivision owner create a private road for ingress/egress to Puddin Ridge Road and required that all Lots in the subdivision only use this road, Callie Rae Lane, for access to/from the subdivision. The County also mandated a 5-foot Non-Access Buffer for this subdivision to further ensure its separation from Billy Romm Lane per Currituck Count UDO Chapter 10, Section 10.3, Subsection 10.3.3.B. General Lot Requirements (2). This Non-Access Buffer is portrayed on the family subdivision Plat (attached) and runs the length of the subdivision adjacent to Billy Romm Lane.

Despite the above, the subdivision owner has repeatedly violated the Non-Access Buffer which resulted in the County issuing a citation for these persistent and documented violations. The intended owner of 120 Callie Rae Lane appears to be among the misinformed about the relationship between his Lot and 136 Billy Romm Lane. The County informed us that they had removed all references to 136 Billy Romm Lane from County property systems and records to help resolve any misunderstanding. While this is clear to those of us with deeded access to Billy Romm Lane, the same cannot be said of the subdivision owner or the prospective owner of 120 Callie Rae Lane.

While 136 Billy Romm Lane may no longer exist in the County's property records systems it does in fact remain on the active Deed & Plat associated with the family subdivision posted to the County Deeds website on 10/27/2022 and 10/28/2022. This Deed of record shows 136 Billy Romm Lane as the address of the family subdivision. Also, the Plat contains an annotation showing an ingress/egress easement which references Deed Book 1593 Pg. 228. This is the Warranty Deed from the sale of this parcel by Kathlyn Romm (attached) which specifically granted an ingress and egress easement to Puddin Ridge Road over Billy Romm Lane for a single home on the 10-acre parcel before creation of the family subdivision.

Per my note below, it is imperative that the family subdivision Deed and Plat are corrected to remove any/all references to 136 Billy Romm Lane as well as the reference to ingress/egress over Billy Romm Lane that was conveyed in the Warranty Deed as annotated on the Plat. Our concern is that left uncorrected, when a Deed ultimately is conveyed to the prospective owners of 120 Callie Rae Lane, it will only further perpetuate the inaccurate portrayal of deeded access to Billy Romm Lane that does not exist. During a recent discussion with the prospective owner about the repeated violations across the Non-Access Buffer on his property, he asked whether I had ever heard of 136 Billy Romm Lane. The inference was clear - he thought he was entitled to access to Billy Romm Lane, Non-Access Buffer notwithstanding. This comment was made while the County's active violation citation for repeated crossings of the Non-Access Buffer was in the 30-day compliance window!

Thanks you in advance for coordinating with the Planning and Development department in reviewing this matter and updating the Deed & Plat for the family subdivision to reflect the current state of affairs. This issue has been discussed with Donna Voliva and Michelle Rogers. Doing this will clear up the remaining discrepancies related to the former 136 Billy Romm Lane and formally eliminate the misperceptions facilitated by the current Deed and related Plat.

Allan R. Nadolski  
Captain (ret.) US Navy  
158 Billy Romm Lane  
Moyock, NC 27958

Begin forwarded message:

**From:** ALLAN NADOLSKI <[arnusna77@aol.com](mailto:arnusna77@aol.com)>  
**Subject:** Re: [EXTERNAL] [EXTERNAL] Re: [EXTERNAL] Meeting  
**Date:** April 27, 2023 at 11:08:19 AM EDT  
**To:** Michelle Rogers <[Michelle.Rogers@currituckcountync.gov](mailto:Michelle.Rogers@currituckcountync.gov)>  
**Cc:** Kathlyn Romm <[k4thlyn@hotmail.com](mailto:k4thlyn@hotmail.com)>, Donna Voliva <[Donna.Voliva@currituckcountync.gov](mailto:Donna.Voliva@currituckcountync.gov)>, Jamie Jarvis

<jamesmjarvisjr@gmail.com>

Michelle, thanks very much for meeting with us and providing the specific reference for the citation. Very helpful.

Unfortunately, I fear that this will all be deja vu all over again once the 120 Callie Rae Lane deed conveys to the new owners. Is there a mechanism whereby the County can inform the prospective owners of the history here once the deed conveys to them which shows that the former 136 Billy Romm Lane on which their building permit was based no longer exists and that 136 Billy Romm Lane has been purged from all Currituck County systems? The new owners need to understand that 120 Callie Rae Lane's ingress/egress to Puddin Ridge Rd must be only via Callie Rae Lane and that they specifically are prohibited by County UDO Chapter 10, Subsection 10.3.3.B General Lot Requirements (2) from crossing the 5' Non-Access Buffer or accessing Billy Romm Lane from their property.

Also, I think it is important that Planning & Development coordinate with the County's Register of Deeds office to ensure that legacy 136 Billy Romm Lane based documents, to include the Deed & Plat filed on 10/27/2022 and 10/28/2023, are reviewed and do NOT automatically transfer as the 120 Callie Rae Lane Deed & Plat. Both documents must be reconstructed to remove any/all reference to 136 Billy Romm Lane and specifically convey that Ingress/Egress to Puddin Ridge Road is only via Callie Rae Lane and that the current annotation showing the Ingress/Egress Easement on the Plat referencing Deed Book 1593 Pg. 228 is removed. Doing this will help ensure there is no misunderstanding and that subdivision participants follow the rules and the agreed to preconditions for the County granting the family subdivision. I was concerned by comments yesterday about how quickly this new Deed/Plat can convey.

Thanks again for coming out to meet with us. I will continue to monitor the situation and report violations to the County if/when they occur.

Al Nadolski

On Apr 26, 2023, at 4:16 PM, Michelle Rogers <Michelle.Rogers@currituckcountync.gov> wrote:

Here is what we referenced from the UDO:

UDO, Chapter 10, Section 10.3, Subsection 10.3.3.B. General Lot Requirements (2)

Continued use of the 5' non-access buffer on Billy Romm Lane as an ingress/egress to your property at 120 Callie Rae Lane. As outlined in the UDO, Corner lots in residential districts and all double frontage lots located shall include a five-foot non-ingress/egress easement along the lot line. This matter was addressed by Donna Voliva, Jason Litteral and myself.

It was nice meeting with ya'll as well.

Michelle Rogers

---

**From:** Kathryn Romm <k4thlyn@hotmail.com>  
**Sent:** Wednesday, April 26, 2023 2:24 PM  
**To:** ALLAN NADOLSKI <arnusna77@aol.com>; Michelle Rogers <Michelle.Rogers@currituckcountync.gov>  
**Subject:** [EXTERNAL] Re: [EXTERNAL] Meeting

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thank you for meeting with us. Kathy

---

**From:** ALLAN NADOLSKI <arnusna77@aol.com>  
**Sent:** Wednesday, April 26, 2023 11:29 AM  
**To:** Michelle Rogers <Michelle.Rogers@currituckcountync.gov>  
**Cc:** k4thlyn@hotmail.com <k4thlyn@hotmail.com>  
**Subject:** Re: [EXTERNAL] Re: [EXTERNAL] Meeting

Thanks - we can meet here at 158 Billy Romm Lane.

Al Nadolski

Sent from my iPhone

> On Apr 26, 2023, at 10:57 AM, Michelle Rogers <Michelle.Rogers@currituckcountync.gov> wrote:  
>  
> Al & Kathy,

>  
> I was thinking of just meeting out at either your house or Kathy's house. I have a couple of properties to check into in Moyock afterwards. Just let me know if that is good with both of you.  
>  
> Michelle  
>  
> -----Original Message-----  
> From: ALLAN NADOLSKI <[arnusna77@aol.com](mailto:arnusna77@aol.com)>  
> Sent: Wednesday, April 26, 2023 10:53 AM  
> To: Michelle Rogers <[Michelle.Rogers@currituckcountync.gov](mailto:Michelle.Rogers@currituckcountync.gov)>  
> Cc: [k4thlyn@hotmail.com](mailto:k4thlyn@hotmail.com); Krystal Annen <[Krystal.Annen@currituckcountync.gov](mailto:Krystal.Annen@currituckcountync.gov)>  
> Subject: [EXTERNAL] Re: [EXTERNAL] Meeting  
>  
>  
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>  
> Please confirm meeting location is 153 Courthouse Rd, Suite G103, Currituck, NC 27929.  
>  
> Thanks.  
>  
> Al Nadolski  
>  
> Sent from my iPhone  
>  
>> On Apr 25, 2023, at 4:39 PM, Michelle Rogers <[Michelle.Rogers@currituckcountync.gov](mailto:Michelle.Rogers@currituckcountync.gov)> wrote:  
>>  
>> Al & Kathy,  
>>  
>> Would tomorrow 4/26/2023 at 1:30pm be a good time to get together? Just let us know if that is ok.  
>>  
>> Michelle Rogers  
>>  
>> -----Original Message-----  
>> From: ALLAN NADOLSKI <[arnusna77@aol.com](mailto:arnusna77@aol.com)>  
>> Sent: Tuesday, April 25, 2023 9:20 AM  
>> To: Michelle Rogers <[michelle.rogers@currituckcountync.gov](mailto:michelle.rogers@currituckcountync.gov)>; Krystal Annen <[Krystal.Annen@currituckcountync.gov](mailto:Krystal.Annen@currituckcountync.gov)>  
>> Cc: Kathryn Romm <[k4thlyn@hotmail.com](mailto:k4thlyn@hotmail.com)>  
>> Subject: [EXTERNAL] Meeting  
>>  
>>  
>> [CAUTION]: This email originated from outside of Currituck County's system. Do not click links or open attachments unless you verify that the attachment and contents are safe. Please report any suspicious emails or attachments to support.<<mailto:support@currituckcountync.gov>>  
>>  
>> Ladies, to follow-up, now that the 30-day compliance window has closed, Kathy Romm and I would like to meet with you. Please let us know a good day/time.  
>>  
>> Thanks in advance.  
>>  
>> Al Nadolski  
>

**From:** [ALLAN NADOLSKI](#)  
**To:** [Michelle Rogers](#)  
**Cc:** [k4thlyn@hotmail.com](mailto:k4thlyn@hotmail.com); [Krystal Annen](#)  
**Subject:** [EXTERNAL] Re: [EXTERNAL] Meeting  
**Date:** Tuesday, April 25, 2023 5:25:32 PM

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Thanks for the reply. That works for me.

Al Nadolski

Sent from my iPhone

> On Apr 25, 2023, at 4:39 PM, Michelle Rogers <[Michelle.Rogers@currituckcountync.gov](mailto:Michelle.Rogers@currituckcountync.gov)> wrote:

>

> Al & Kathy,

>

> Would tomorrow 4/26/2023 at 1:30pm be a good time to get together? Just let us know if that is ok.

>

> Michelle Rogers

>

> -----Original Message-----

> From: ALLAN NADOLSKI <[arnusna77@aol.com](mailto:arnusna77@aol.com)>

> Sent: Tuesday, April 25, 2023 9:20 AM

> To: Michelle Rogers <[michelle.rogers@currituckcountync.gov](mailto:michelle.rogers@currituckcountync.gov)>; Krystal Annen  
<[Krystal.Annen@currituckcountync.gov](mailto:Krystal.Annen@currituckcountync.gov)>

> Cc: Kathlyn Romm <[k4thlyn@hotmail.com](mailto:k4thlyn@hotmail.com)>

> Subject: [EXTERNAL] Meeting

>

>

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>

> Ladies, to follow-up, now that the 30-day compliance window has closed, Kathy Romm and I would like to meet with you. Please let us know a good day/time.

>

> Thanks in advance.

>

> Al Nadolski

**From:** [ALLAN NADOLSKI](#)  
**To:** [Michelle Rogers](#); [Donna Voliva](#)  
**Cc:** [Kevin Kemp](#); [Krystal Annen](#); [Kathlyn Romm](#); [Jamie Jarvis](#); [Denise Hall](#)  
**Subject:** [EXTERNAL] Callie Rae Lane Non-Access Buffer Violation  
**Date:** Wednesday, May 3, 2023 12:13:05 PM  
**Attachments:** [IMG\\_5176.jpeg](#)

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Ladies, after several days of limited to no activity at 120 Callie Rae Lane, another violation of the 5'Non-Access Buffer occurred, probably this morning. Photo of the tire tracks is attached. They were not visible yesterday.

I am adding Kevin Kemp to distribution based on his meeting yesterday on this topic and stated intention to visit/inspect the family subdivision on Thursday. I have also added Denise Hall in view of my email today requesting the Deed and Plat for the family subdivision be updated to remove any/all association of the subdivision with 136 Billy Romm Lane and the ingress/egress easement over Billy Romm Lane conveyed in Deed Book 1593 Pg. 228 and annotated on the Plat.

I request that Code Enforcement open another citation and issue it to the family subdivision owner. I recommend that in addition to the violation of the buffer that an additional violation be included for improperly accessing of Billy Romm Lane from the subdivision which the County removed as part of the agreement to grant a family subdivision.

Thanks in advance.

Al Nadolski  
158 Billy Romm Lane  
Moyock, NC 27958



**From:** [ALLAN NADOLSKI](#)  
**To:** [Michelle Rogers](#); [Krystal Annen](#)  
**Cc:** [Kathlyn Romm](#)  
**Subject:** [EXTERNAL] Meeting  
**Date:** Tuesday, April 25, 2023 9:20:48 AM

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Ladies, to follow-up, now that the 30-day compliance window has closed, Kathy Romm and I would like to meet with you. Please let us know a good day/time.

Thanks in advance.

Al Nadolski

**From:** [ALLAN NADOLSKI](#)  
**To:** [Michelle Rogers](#)  
**Cc:** [Kathlyn Romm](#); [Donna Voliva](#); [Jamie Jarvis](#)  
**Subject:** [EXTERNAL] Re: [EXTERNAL] [EXTERNAL] Re: [EXTERNAL] Meeting  
**Date:** Thursday, April 27, 2023 11:09:02 AM

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Michelle, thanks very much for meeting with us and providing the specific reference for the citation. Very helpful.

Unfortunately, I fear that this will all be deja vu all over again once the 120 Callie Rae Lane deed conveys to the new owners. Is there a mechanism whereby the County can inform the prospective owners of the history here once the deed conveys to them which shows that the former 136 Billy Romm Lane on which their building permit was based no longer exists and that 136 Billy Romm Lane has been purged from all Currituck County systems? The new owners need to understand that 120 Callie Rae Lane's ingress/egress to Puddin Ridge Rd must be only via Callie Rae Lane and that they specifically are prohibited by County UDO Chapter 10, Subsection 10.3.3.B General Lot Requirements (2) from crossing the 5' Non-Access Buffer or accessing Billy Romm Lane from their property.

Also, I think it is important that Planning & Development coordinate with the County's Register of Deeds office to ensure that legacy 136 Billy Romm Lane based documents, to include the Deed & Plat filed on 10/27/2022 and 10/28/2023, are reviewed and do NOT automatically transfer as the 120 Callie Rae Lane Deed & Plat. Both documents must be reconstructed to remove any/all reference to 136 Billy Romm Lane and specifically convey that Ingress/Egress to Puddin Ridge Road is only via Callie Rae Lane and that the current annotation showing the Ingress/Egress Easement on the Plat referencing Deed Book 1593 Pg. 228 is removed. Doing this will help ensure there is no misunderstanding and that subdivision participants follow the rules and the agreed to preconditions for the County granting the family subdivision. I was concerned by comments yesterday about how quickly this new Deed/Plat can convey.

Thanks again for coming out to meet with us. I will continue to monitor the situation and report violations to the County if/when they occur.

Al Nadolski

On Apr 26, 2023, at 4:16 PM, Michelle Rogers <[Michelle.Rogers@currituckcountync.gov](mailto:Michelle.Rogers@currituckcountync.gov)> wrote:

Here is what we referenced from the UDO:

UDO, Chapter 10, Section 10.3, Subsection 10.3.3.B. General Lot Requirements (2)

Continued use of the 5' non-access buffer on Billy Romm Lane as an ingress/egress to your property at 120 Callie Rae Lane. As outlined in the UDO, Corner lots in residential districts and all double frontage lots located shall include a five-foot non-ingress/egress easement along the lot line. This matter was addressed by Donna Voliva, Jason Litteral and myself.

It was nice meeting with ya'll as well.

Michelle Rogers

---

**From:** Kathlyn Romm <[k4thlyn@hotmail.com](mailto:k4thlyn@hotmail.com)>  
**Sent:** Wednesday, April 26, 2023 2:24 PM  
**To:** ALLAN NADOLSKI <[arnusna77@aol.com](mailto:arnusna77@aol.com)>; Michelle Rogers <[Michelle.Rogers@currituckcountync.gov](mailto:Michelle.Rogers@currituckcountync.gov)>  
**Subject:** [EXTERNAL] Re: [EXTERNAL] Re: [EXTERNAL] Meeting

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thank you for meeting with us. Kathy

---

**From:** ALLAN NADOLSKI <[arnusna77@aol.com](mailto:arnusna77@aol.com)>  
**Sent:** Wednesday, April 26, 2023 11:29 AM  
**To:** Michelle Rogers <[Michelle.Rogers@currituckcountync.gov](mailto:Michelle.Rogers@currituckcountync.gov)>  
**Cc:** [k4thlyn@hotmail.com](mailto:k4thlyn@hotmail.com) <[k4thlyn@hotmail.com](mailto:k4thlyn@hotmail.com)>

**Subject:** Re: [EXTERNAL] Re: [EXTERNAL] Meeting

Thanks - we can meet here at 158 Billy Romm Lane.

Al Nadolski

Sent from my iPhone

> On Apr 26, 2023, at 10:57 AM, Michelle Rogers <[Michelle.Rogers@currituckcountync.gov](mailto:Michelle.Rogers@currituckcountync.gov)> wrote:

>

> Al & Kathy,

>

> I was thinking of just meeting out at either your house or Kathy's house. I have a couple of properties to check into in Moyock afterwards. Just let me know if that is good with both of you.

>

> Michelle

>

> -----Original Message-----

> From: ALLAN NADOLSKI <[arnusna77@aol.com](mailto:arnusna77@aol.com)>

> Sent: Wednesday, April 26, 2023 10:53 AM

> To: Michelle Rogers <[Michelle.Rogers@currituckcountync.gov](mailto:Michelle.Rogers@currituckcountync.gov)>

> Cc: [k4thlyn@hotmail.com](mailto:k4thlyn@hotmail.com); Krystal Annen <[Krystal.Annen@currituckcountync.gov](mailto:Krystal.Annen@currituckcountync.gov)>

> Subject: [EXTERNAL] Re: [EXTERNAL] Meeting

>

>

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> <<mailto:support@currituckcountync.gov>>

>

> Please confirm meeting location is 153 Courthouse Rd, Suite G103, Currituck, NC 27929.

>

> Thanks.

>

> Al Nadolski

>

> Sent from my iPhone

>

>> On Apr 25, 2023, at 4:39 PM, Michelle Rogers <[Michelle.Rogers@currituckcountync.gov](mailto:Michelle.Rogers@currituckcountync.gov)> wrote:

>>

>> Al & Kathy,

>>

>> Would tomorrow 4/26/2023 at 1:30pm be a good time to get together? Just let us know if that is ok.

>>

>> Michelle Rogers

>>

>> -----Original Message-----

>> From: ALLAN NADOLSKI <[arnusna77@aol.com](mailto:arnusna77@aol.com)>

>> Sent: Tuesday, April 25, 2023 9:20 AM

>> To: Michelle Rogers <[michelle.rogers@currituckcountync.gov](mailto:michelle.rogers@currituckcountync.gov)>; Krystal Annen <[Krystal.Annen@currituckcountync.gov](mailto:Krystal.Annen@currituckcountync.gov)>

>> Cc: Kathryn Romm <[k4thlyn@hotmail.com](mailto:k4thlyn@hotmail.com)>

>> Subject: [EXTERNAL] Meeting

>>

>>

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>> <<mailto:support@currituckcountync.gov>>

>>

>> Ladies, to follow-up, now that the 30-day compliance window has closed, Kathy Romm and I would like to meet with you. Please let us know a good day/time.

>>

>> Thanks in advance.

>>

>> Al Nadolski





**From:** [ALLAN NADOLSKI](#)  
**To:** [Donna Voliva](#); [Michelle Rogers](#); [Krystal Annen](#)  
**Cc:** [Kathlyn Romm](#); [Jamie Jarvis](#)  
**Subject:** [EXTERNAL] Re: Callie Rae Lane Family Subdivision 5" Non-Access Buffer Violation  
**Date:** Monday, April 24, 2023 4:42:14 PM  
**Attachments:** [image0.jpeg](#)  
[IMG\\_5333.jpeg](#)

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To update. Additional soil has been added to cover across the driveway at 120 Callie Rae Lane. Tracks from one buffer crosser. Photo attached.

Al Nadolski



Sent from my iPhone

On Apr 19, 2023, at 7:54 AM, ALLAN NADOLSKI <[arnusna77@aol.com](mailto:arnusna77@aol.com)> wrote:

Adding attached photo from this morning to this email thread. The soil preparation, probably for seeding, does not include the strip from the driveway extension to Billy Romm Lane as described in Mr. Jarvis' email below.

Like Mr. Jarvis, I too look forward to the County's response.

Al Nadolski



Sent from my iPad

Begin forwarded message:

**From:** Jamie Jarvis <[jamesmjarvisjr@gmail.com](mailto:jamesmjarvisjr@gmail.com)>  
**Date:** April 18, 2023 at 11:03:59 AM EDT  
**To:** ALLAN NADOLSKI <[arnusna77@aol.com](mailto:arnusna77@aol.com)>  
**Subject:** Re: Callie Rae Lane Family Subdivision 5' Non-Access Buffer Violation

Following up on this email again since I have not seen a response from the County. It appears today, Mack has hired someone to till up the entire yard (i assume for grass), however has left the driveway that accesses Billy Romm Lane. Can someone please get back with us so this can be rectified ASAP.

Thanks!

*This message was sent on behalf of*

**Jamie Jarvis**

Phone: 757-435-6645

On Thu, Apr 13, 2023 at 6:28 PM Jamie Jarvis

<[jamesmjarvisjr@gmail.com](mailto:jamesmjarvisjr@gmail.com)> wrote:

All -

I completely agree with Al's comments below and would like an explanation of what the county is doing to rectify this situation. It was brought to the county's attention multiple times before the CO was given in which we were ensured that the access to Billy Romm Lane from the new construction would be removed before CO was approved (which it has not). We have confronted Scott Mack directly as well, letting him know that we want the access to be removed which again he has made no effort to do except to continue to wipe clean the tracks. I suggest that he place the same blockade across the Billy Romm Lane access that he placed at the end of Callie Rae Lane to keep people from using it originally until the county is able to resolve this issue (I believe pictures were provided to the county so everyone should be aware of the reference). If we need to escalate this matter to someone else to assist, then please provide contact information, so we can escalate.

It's very unfortunate that we are continuing to have to reach out in regards to the lack of morals and general decency of Scott Mack to follow the criteria of the subdivision and met with little urgency from the county on the issue. Please provide insight by COB Monday 4/17 if you are not able to review and respond before then.

Thanks!

**Jamie Jarvis**

Phone: 757-435-6645

On Thu, Apr 13, 2023 at 3:22 PM ALLAN NADOLSKI

<[arnusna77@aol.com](mailto:arnusna77@aol.com)> wrote:

Ladies, another violation to report today associated with 120 Callie Rae Lane and crossing the 5' Non-Access Buffer adjacent to Billy Romm Lane and mandated by the County. There were 3 vehicles at that residence this morning: a large lifted pickup

(owner), a dark Audi SUV (co-owner) and a white Best Buys delivery van. It is unknown which vehicle crossed the buffer.

I had an interesting brief discussion with one of the owners of 120 Callie Rae Lane late last week. He took exception to the trail camera across Billy Romm Lane pointing at his house. I had a copy of the County's Plat in hand and asked whether he was aware that there was a 5' Non-Access Buffer that ran the length of his property. I told him the reason for the trail camera was repeated Non-Access Buffer violations and that the camera was pointed at Billy Romm Lane to capture these violations of the Buffer. He was completely dismissive of the Buffer and asked whether I had heard of 136 Billy Romm Lane. Although he didn't say it, the inference was the Buffer didn't apply. He then asked whether I was sure that it wasn't the County that was crossing the Buffer as "they were out there" (he didn't say when). I ended the conversation by saying my dialogue would continue to be only with the County when it came to violations of the mandated Buffer.

The owner proceeded to Kathy Romm's house where he told her that he wanted the camera removed. Kathy called me afterwards and asked that I remove the camera, which I did. Kathy took the opportunity to inform the property owner about the long sordid history of non-compliance by the sub-division owner during construction of his house. She invited him to be part of the solution going forward and ending these violations. Kathy told him that all of the three of the other residents on Billy Romm Lane were in agreement that it must end and that we all would continue to report violations to the County.

So, there seems to be some confusion on the part of the owner of 120 Callie Rae Lane about the relationship between his property and the family sub-division's former address - the 10-acre parcel formerly known as 136 Billy Romm Lane. It is my understanding that 136 Billy Romm Lane ceased to exist as an address once the subdivision was established and all addresses therein are Callie Rae Lane. A search of the County property records shows no results for 136 Billy Romm Lane. That said, the Deed posted to the County's property website for the subdivision shows 136 Billy Romm Lane. Perhaps the Deed should be amended to reflect the new reality of Callie Rae Lane.

Most disturbing about today's violation is that both of the owners of 120 Callie Rae Lane were at this house when the violation occurred.

Since I removed my trail camera, I request that the County set up a video monitoring capability to help with enforcement of the County mandated Non-Access Buffer. A trail camera on my property will not be able to capture violations as the distance

exceeds the detection capability of the trail camera's motion sensor. Perhaps the county could consider placing a monitoring capability physically on the Non-Access Buffer? What these repeated violations of the Non-Access Buffer continue to show is that the only effective preventive solution is placement of a permanent physical barrier along the entire length of Billy Romm Lane adjacent to this family subdivision.

I have Cc'd my neighbors Kathy Romm and Jamie Jarvis on this email for their information so they are aware of my continuing engagement with the County and so they can provide additional viewpoints if they desire. I am happy to continue working this issue with you but at some point if escalation within the County is necessary, let me know and I will be happy to do that.

Al Nadolski  
158 Billy Romm Lane  
Moyock, NC 27958

**From:** [Michelle Rogers](#)  
**To:** [Kathlyn Romm](#); [ALLAN NADOLSKI](#)  
**Subject:** RE: [EXTERNAL] Re: [EXTERNAL] Re: [EXTERNAL] Meeting  
**Date:** Wednesday, April 26, 2023 4:16:00 PM

---

Here is what we referenced from the UDO:

UDO, Chapter 10, Section 10.3, Subsection 10.3.3.B. General Lot Requirements (2)

Continued use of the 5' non-access buffer on Billy Romm Lane as an ingress/egress to your property at 120 Callie Rae Lane. As outlined in the UDO, Corner lots in residential districts and all double frontage lots located shall include a five-foot non-ingress/egress easement along the lot line. This matter was addressed by Donna Voliva, Jason Litteral and myself.

It was nice meeting with ya'll as well.

Michelle Rogers

---

**From:** Kathlyn Romm <k4thlyn@hotmail.com>  
**Sent:** Wednesday, April 26, 2023 2:24 PM  
**To:** ALLAN NADOLSKI <arnusna77@aol.com>; Michelle Rogers <Michelle.Rogers@currituckcountync.gov>  
**Subject:** [EXTERNAL] Re: [EXTERNAL] Re: [EXTERNAL] Meeting

**[CAUTION]:** This email originated from outside of Currituck County's system. Do not click links or open attachments unless you verify that the attachment and contents are safe. Please report any suspicious emails or attachments to [support](#).

thank you for meeting with us. Kathy

---

**From:** ALLAN NADOLSKI <[arnusna77@aol.com](#)>  
**Sent:** Wednesday, April 26, 2023 11:29 AM  
**To:** Michelle Rogers <[Michelle.Rogers@currituckcountync.gov](#)>  
**Cc:** [k4thlyn@hotmail.com](#) <[k4thlyn@hotmail.com](#)>  
**Subject:** Re: [EXTERNAL] Re: [EXTERNAL] Meeting

Thanks - we can meet here at 158 Billy Romm Lane.

Al Nadolski

Sent from my iPhone

> On Apr 26, 2023, at 10:57 AM, Michelle Rogers <[Michelle.Rogers@currituckcountync.gov](#)> wrote:  
>

> Al & Kathy,  
>  
> I was thinking of just meeting out at either your house or Kathy's house. I have a couple of properties to check into in Moyock afterwards. Just let me know if that is good with both of you.  
>  
> Michelle  
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> -----Original Message-----  
> From: ALLAN NADOLSKI <[arnusna77@aol.com](mailto:arnusna77@aol.com)>  
> Sent: Wednesday, April 26, 2023 10:53 AM  
> To: Michelle Rogers <[Michelle.Rogers@currituckcountync.gov](mailto:Michelle.Rogers@currituckcountync.gov)>  
> Cc: [k4thlyn@hotmail.com](mailto:k4thlyn@hotmail.com); Krystal Annen <[Krystal.Annen@currituckcountync.gov](mailto:Krystal.Annen@currituckcountync.gov)>  
> Subject: [EXTERNAL] Re: [EXTERNAL] Meeting  
>  
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>  
> Please confirm meeting location is 153 Courthouse Rd, Suite G103, Currituck, NC 27929.  
>  
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>> Sent: Tuesday, April 25, 2023 9:20 AM  
>> To: Michelle Rogers <[michelle.rogers@currituckcountync.gov](mailto:michelle.rogers@currituckcountync.gov)>; Krystal Annen <[Krystal.Annen@currituckcountync.gov](mailto:Krystal.Annen@currituckcountync.gov)>  
>> Cc: Kathlyn Romm <[k4thlyn@hotmail.com](mailto:k4thlyn@hotmail.com)>  
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>>  
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>> Ladies, to follow-up, now that the 30-day compliance window has closed, Kathy Romm and I would like to meet with you. Please let us know a good day/time.

>>

>> Thanks in advance.

>>

>> Al Nadolski

>



**From:** [ALLAN NADOLSKI](#)  
**To:** [Michelle Rogers](#)  
**Cc:** [Krystal Annen](#)  
**Subject:** [EXTERNAL] The Mack Problem  
**Date:** Thursday, April 20, 2023 12:04:34 PM

---

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Ladies, sorry I missed your visit yesterday. I was out of town on a fishing trip to central Virginia with limited/no cell phone service. I received your voicemail and will get with my neighbors Kathy Romm and Jamie Jarvis to see if they would like to join for a meeting with you. I would like to meet with you to review the bidding on our problem to ensure that the subdivision owner and the occupants of 120 Callie Rae Lane understand that 136 Billy Romm Lane no longer exists and their activities must be limited to only using Callie Rae Lane and they do not have any type of deeded access to Billy Romm Lane. The landscaping preparations that took place this week gave us additional cause for concern for obvious reasons.

I was glad that you were able to take a look at the lay of the land and goings on related to 120 Callie Rae Lane. It was good to hear that the County has purged the former 136 Billy Romm Lane address from the system. A lingering concern that we have is the continued presence of the 136 Billy Romm Lane address in formal documents like the Deed for the family subdivision posted to the County's Deed website. This document also conveys on the Plat an Ingress/Egress Easement for the subdivision which references Deed Book 1593 Pg. 228., which is from when Kathy Romm actually sold 136 Billy Romm Lane. It appears that despite the County's preconditions for granting a family subdivision that the owner and new occupants of 120 Callie Rae Lane still don't think these conditions don't apply to them. As you saw in one of my previous emails, one of the 120 Callie Rae Lane occupants asked me whether I had heard of 136 Billy Romm Lane and was dismissive to the 5' Non-Access Buffer not he Plat. I'd like to discuss the way ahead if we continue to see violations which I will continue to document with photographic evidence.

More to follow after I engage with my neighbors.

Al Nadolski  
158 Billy Romm Lane  
Moyock, NC 27958

**From:** [Michelle Rogers](#)  
**To:** [ALLAN NADOLSKI](#)  
**Cc:** [k4thlyn@hotmail.com](mailto:k4thlyn@hotmail.com)  
**Subject:** RE: [EXTERNAL] Re: [EXTERNAL] Meeting  
**Date:** Wednesday, April 26, 2023 10:57:00 AM

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Michelle

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Sent: Wednesday, April 26, 2023 10:53 AM  
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Cc: [k4thlyn@hotmail.com](mailto:k4thlyn@hotmail.com); Krystal Annen <[Krystal.Annen@currituckcountync.gov](mailto:Krystal.Annen@currituckcountync.gov)>  
Subject: [EXTERNAL] Re: [EXTERNAL] Meeting

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Please confirm meeting location is 153 Courthouse Rd, Suite G103, Currituck, NC 27929.

Thanks.

Al Nadolski

Sent from my iPhone

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<[Krystal.Annen@currituckcountync.gov](mailto:Krystal.Annen@currituckcountync.gov)>

> Cc: Kathryn Romm <[k4thlyn@hotmail.com](mailto:k4thlyn@hotmail.com)>

> Subject: [EXTERNAL] Meeting

>

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> Thanks in advance.

>

> Al Nadolski

**From:** [Kathlyn Romm](#)  
**To:** [ALLAN NADOLSKI](#); [Donna Voliva](#); [Michelle Rogers](#)  
**Cc:** [Jamie Jarvis](#)  
**Subject:** [EXTERNAL] Re: Callie Rae Lane Family Subdivision 5' Non-Access Buffer Violation  
**Date:** Wednesday, April 19, 2023 8:44:25 AM  
**Attachments:** [IMG\\_5333.jpeg](#)

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Good Morning. I saw a County vehicle on Monday go down Callie Rae Lane and Billy Romm Lane. Yesterday, they worked in the yard most of the day. I note this morning on my walk that the area in front of their driveway was not touched and certainly not a 5' barrier next to Billy Romm Lane. I took pictures.

I asked Scott Mack directly if their intent was to extend the driveway when the county disappeared and he denied it.

Please stay on top of this. If the county cannot actually enforce your condition of approval for this family subdivision, just please tell me. Kathy

---

**From:** ALLAN NADOLSKI <arnusna77@aol.com>  
**Sent:** Wednesday, April 19, 2023 7:52 AM  
**To:** Donna Voliva <Donna.Voliva@currituckcountync.gov>; Michelle Rogers <michelle.rogers@currituckcountync.gov>  
**Cc:** Kathlyn Romm <k4thlyn@hotmail.com>; Jamie Jarvis <jamesmjarvisjr@gmail.com>  
**Subject:** Fwd: Callie Rae Lane Family Subdivision 5' Non-Access Buffer Violation

Adding attached photo from this morning to this email thread. The soil preparation, probably for seeding, does not include the strip from the driveway extension to Billy Romm Lane as described in Mr. Jarvis' email below.

Like Mr. Jarvis, I too look forward to the County's response.

Al Nadolski



Sent from my iPad

Begin forwarded message:

**From:** Jamie Jarvis <jamesmjarvisjr@gmail.com>  
**Date:** April 18, 2023 at 11:03:59 AM EDT  
**To:** ALLAN NADOLSKI <arnusna77@aol.com>  
**Subject: Re: Callie Rae Lane Family Subdivision 5' Non-Access Buffer Violation**

Following up on this email again since I have not seen a response from the County. It appears today, Mack has hired someone to till up the entire yard (i assume for grass), however has left the driveway that accesses Billy Romm Lane. Can someone please get back with us so this can be rectified ASAP.

Thanks!

*This message was sent on behalf of*

**Jamie Jarvis**

Phone: 757-435-6645

On Thu, Apr 13, 2023 at 6:28 PM Jamie Jarvis <[jamesmjarvisjr@gmail.com](mailto:jamesmjarvisjr@gmail.com)> wrote:

All -

I completely agree with Al's comments below and would like an explanation of what the county is doing to rectify this situation. It was brought to the county's attention multiple times before the CO was given in which we were ensured that the access to Billy Romm Lane from the new construction would be removed before CO was approved (which it has not). We have confronted Scott Mack directly as well, letting him know that we want the access to be removed which again he has made no effort to do except to continue to wipe clean the tracks. I suggest that he place the same blockade across the Billy Romm Lane access that he placed at the end of Callie Rae Lane to keep people from using it originally until the county is able to resolve this issue (I believe pictures were provided to the county so everyone should be aware of the reference). If we need to escalate this matter to someone else to assist, then please provide contact information, so we can escalate.

It's very unfortunate that we are continuing to have to reach out in regards to the lack of morals and general decency of Scott Mack to follow the criteria of the subdivision and met with little urgency from the county on the issue. Please provide insight by COB Monday 4/17 if you are not able to review and respond before then.

Thanks!

**Jamie Jarvis**

Phone: 757-435-6645

On Thu, Apr 13, 2023 at 3:22 PM ALLAN NADOLSKI <[arnusna77@aol.com](mailto:arnusna77@aol.com)> wrote:

Ladies, another violation to report today associated with 120 Callie Rae Lane and crossing the 5' Non-Access Buffer adjacent to Billy Romm Lane and mandated by the County. There were 3 vehicles at that residence this morning: a large lifted pickup (owner), a dark Audi SUV (co-owner) and a white Best Buys delivery van. It is unknown which vehicle crossed the buffer.

I had an interesting brief discussion with one of the owners of 120 Callie Rae Lane late last week. He took exception to the trail camera across Billy Romm Lane pointing at his house. I had a copy of the County's Plat in hand and asked whether he was aware that there was a 5' Non-Access Buffer that ran the length of his property. I told him the reason for the trail camera was repeated Non-Access Buffer violations and that the camera was pointed at Billy Romm Lane to capture these violations of the Buffer. He was completely dismissive of the Buffer and asked whether I had heard of 136 Billy Romm Lane. Although he didn't say it, the inference was the Buffer didn't apply. He then asked whether I was sure that it wasn't the County that was crossing the Buffer as "they were out there" (he didn't say when). I ended the conversation by saying my dialogue would continue to be only with the County when it came to violations of the mandated Buffer.

The owner proceeded to Kathy Romm's house where he told her that he wanted the camera removed. Kathy called me afterwards and asked that I remove the camera, which I did. Kathy took the opportunity to inform the property owner about the long sordid history of non-compliance by the subdivision owner during construction of his house. She invited him to be part of the solution going forward and ending these violations. Kathy told him that all of the three of the other residents on Billy Romm Lane were in agreement that it must end and that we all would continue to report violations to the County.

So, there seems to be some confusion on the part of the owner of 120 Callie Rae Lane about the relationship between his property and the family subdivision's former address - the 10-acre parcel formerly known as 136 Billy Romm Lane. It is my understanding that 136 Billy Romm Lane ceased to exist as an address once the subdivision was established and all addresses therein are Callie Rae Lane. A search of the County property records shows no results for 136 Billy Romm Lane. That said, the Deed posted to the County's property website for the subdivision shows 136 Billy Romm Lane. Perhaps the Deed should be amended to reflect the new reality of Callie Rae Lane.

Most disturbing about today's violation is that both of the owners of 120 Callie Rae Lane were at this house when the violation occurred. Since I removed my trail camera, I request that the County set up a video monitoring capability to help with enforcement of the County mandated Non-Access Buffer. A trail camera on my property will not be able to capture violations as the distance exceeds the detection capability of the trail camera's motion sensor. Perhaps the county could consider placing a monitoring capability physically on the Non-Access Buffer? What these repeated

violations of the Non-Access Buffer continue to show is that the only effective preventive solution is placement of a permanent physical barrier along the entire length of Billy Romm Lane adjacent to this family subdivision.

I have Cc'd my neighbors Kathy Romm and Jamie Jarvis on this email for their information so they are aware of my continuing engagement with the County and so they can provide additional viewpoints if they desire. I am happy to continue working this issue with you but at some point if escalation within the County is necessary, let me know and I will be happy to do that.

Al Nadolski  
158 Billy Romm Lane  
Moyock, NC 27958

**From:** [Kathlyn Romm](#)  
**To:** [ALLAN NADOLSKI](#); [Michelle Rogers](#)  
**Subject:** [EXTERNAL] Re: [EXTERNAL] Re: [EXTERNAL] Meeting  
**Date:** Wednesday, April 26, 2023 2:23:45 PM

---

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thank you for meeting with us. Kathy

---

**From:** ALLAN NADOLSKI <arnusna77@aol.com>  
**Sent:** Wednesday, April 26, 2023 11:29 AM  
**To:** Michelle Rogers <Michelle.Rogers@currituckcountync.gov>  
**Cc:** k4thlyn@hotmail.com <k4thlyn@hotmail.com>  
**Subject:** Re: [EXTERNAL] Re: [EXTERNAL] Meeting

Thanks - we can meet here at 158 Billy Romm Lane.

Al Nadolski

Sent from my iPhone

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> Al & Kathy,

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> From: ALLAN NADOLSKI <arnusna77@aol.com>

> Sent: Wednesday, April 26, 2023 10:53 AM

> To: Michelle Rogers <Michelle.Rogers@currituckcountync.gov>

> Cc: k4thlyn@hotmail.com; Krystal Annen <Krystal.Annen@currituckcountync.gov>

> Subject: [EXTERNAL] Re: [EXTERNAL] Meeting

>

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**From:** [ALLAN NADOLSKI](#)  
**To:** [Donna Voliva](#); [Michelle Rogers](#)  
**Cc:** [Kathlyn Romm](#); [Jamie Jarvis](#)  
**Subject:** [EXTERNAL] Fwd: Callie Rae Lane Family Subdivision 5" Non-Access Buffer Violation  
**Date:** Wednesday, April 19, 2023 7:54:59 AM  
**Attachments:** [IMG\\_5333.jpeg](#)

---

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**Date:** April 18, 2023 at 11:03:59 AM EDT  
**To:** ALLAN NADOLSKI <[arnusna77@aol.com](mailto:arnusna77@aol.com)>  
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Moyock, NC 27958

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**To:** [Michelle Rogers](#)  
**Cc:** [k4thlyn@hotmail.com](mailto:k4thlyn@hotmail.com)  
**Subject:** [EXTERNAL] Re: [EXTERNAL] Re: [EXTERNAL] Meeting  
**Date:** Wednesday, April 26, 2023 11:30:12 AM

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> Sent: Wednesday, April 26, 2023 10:53 AM  
> To: Michelle Rogers <[Michelle.Rogers@currituckcountync.gov](mailto:Michelle.Rogers@currituckcountync.gov)>  
> Cc: [k4thlyn@hotmail.com](mailto:k4thlyn@hotmail.com); Krystal Annen <[Krystal.Annen@currituckcountync.gov](mailto:Krystal.Annen@currituckcountync.gov)>  
> Subject: [EXTERNAL] Re: [EXTERNAL] Meeting  
>  
>  
> [CAUTION]: This email originated from outside of Currituck County's system. Do not click links or open attachments unless you verify that the attachment and contents are safe. Please report any suspicious emails or attachments to support. <<mailto:support@currituckcountync.gov>>  
>  
> Please confirm meeting location is 153 Courthouse Rd, Suite G103, Currituck, NC 27929.  
>  
> Thanks.  
>  
> Al Nadolski  
>  
> Sent from my iPhone  
>  
>> On Apr 25, 2023, at 4:39 PM, Michelle Rogers <[Michelle.Rogers@currituckcountync.gov](mailto:Michelle.Rogers@currituckcountync.gov)> wrote:  
>>  
>> Al & Kathy,  
>>  
>> Would tomorrow 4/26/2023 at 1:30pm be a good time to get together? Just let us know if that is ok.  
>>  
>> Michelle Rogers  
>>  
>> -----Original Message-----

>> From: ALLAN NADOLSKI <arnusna77@aol.com>

>> Sent: Tuesday, April 25, 2023 9:20 AM

>> To: Michelle Rogers <michelle.rogers@currituckcountync.gov>; Krystal Annen  
<Krystal.Annen@currituckcountync.gov>

>> Cc: Kathlyn Romm <k4thlyn@hotmail.com>

>> Subject: [EXTERNAL] Meeting

>>

>>

>> [CAUTION]: This email originated from outside of Currituck County's system. Do not click links or open attachments unless you verify that the attachment and contents are safe. Please report any suspicious emails or attachments to support. <<mailto:support@currituckcountync.gov>>

>>

>> Ladies, to follow-up, now that the 30-day compliance window has closed, Kathy Romm and I would like to meet with you. Please let us know a good day/time.

>>

>> Thanks in advance.

>>

>> Al Nadolski

>

**From:** [ALLAN NADOLSKI](#)  
**To:** [Donna Voliva](#); [Michelle Rogers](#); [Krystal Annen](#)  
**Cc:** [Kathlyn Romm](#); [Jamie Jarvis](#)  
**Subject:** [EXTERNAL] Re: Callie Rae Lane Family Subdivision 5" Non-Access Buffer Violation  
**Date:** Monday, April 24, 2023 4:42:14 PM  
**Attachments:** [image0.jpeg](#)  
[IMG\\_5333.jpeg](#)

---

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To update. Additional soil has been added to cover across the driveway at 120 Callie Rae Lane. Tracks from one buffer crosser. Photo attached.

Al Nadolski



Sent from my iPhone

On Apr 19, 2023, at 7:54 AM, ALLAN NADOLSKI <[arnusna77@aol.com](mailto:arnusna77@aol.com)> wrote:

Adding attached photo from this morning to this email thread. The soil preparation, probably for seeding, does not include the strip from the driveway extension to Billy Romm Lane as described in Mr. Jarvis' email below.

Like Mr. Jarvis, I too look forward to the County's response.

Al Nadolski



Sent from my iPad

Begin forwarded message:

**From:** Jamie Jarvis <[jamesmjarvisjr@gmail.com](mailto:jamesmjarvisjr@gmail.com)>  
**Date:** April 18, 2023 at 11:03:59 AM EDT  
**To:** ALLAN NADOLSKI <[arnusna77@aol.com](mailto:arnusna77@aol.com)>  
**Subject:** Re: Callie Rae Lane Family Subdivision 5' Non-Access Buffer Violation

Following up on this email again since I have not seen a response from the County. It appears today, Mack has hired someone to till up the entire yard (i assume for grass), however has left the driveway that accesses Billy Romm Lane. Can someone please get back with us so this can be rectified ASAP.

Thanks!

*This message was sent on behalf of*

**Jamie Jarvis**

Phone: 757-435-6645

On Thu, Apr 13, 2023 at 6:28 PM Jamie Jarvis

<[jamesmjarvisjr@gmail.com](mailto:jamesmjarvisjr@gmail.com)> wrote:

All -

I completely agree with Al's comments below and would like an explanation of what the county is doing to rectify this situation. It was brought to the county's attention multiple times before the CO was given in which we were ensured that the access to Billy Romm Lane from the new construction would be removed before CO was approved (which it has not). We have confronted Scott Mack directly as well, letting him know that we want the access to be removed which again he has made no effort to do except to continue to wipe clean the tracks. I suggest that he place the same blockade across the Billy Romm Lane access that he placed at the end of Callie Rae Lane to keep people from using it originally until the county is able to resolve this issue (I believe pictures were provided to the county so everyone should be aware of the reference). If we need to escalate this matter to someone else to assist, then please provide contact information, so we can escalate.

It's very unfortunate that we are continuing to have to reach out in regards to the lack of morals and general decency of Scott Mack to follow the criteria of the subdivision and met with little urgency from the county on the issue. Please provide insight by COB Monday 4/17 if you are not able to review and respond before then.

Thanks!

**Jamie Jarvis**

Phone: 757-435-6645

On Thu, Apr 13, 2023 at 3:22 PM ALLAN NADOLSKI

<[arnusna77@aol.com](mailto:arnusna77@aol.com)> wrote:

Ladies, another violation to report today associated with 120 Callie Rae Lane and crossing the 5' Non-Access Buffer adjacent to Billy Romm Lane and mandated by the County. There were 3 vehicles at that residence this morning: a large lifted pickup



(owner), a dark Audi SUV (co-owner) and a white Best Buys delivery van. It is unknown which vehicle crossed the buffer.

I had an interesting brief discussion with one of the owners of 120 Callie Rae Lane late last week. He took exception to the trail camera across Billy Romm Lane pointing at his house. I had a copy of the County's Plat in hand and asked whether he was aware that there was a 5' Non-Access Buffer that ran the length of his property. I told him the reason for the trail camera was repeated Non-Access Buffer violations and that the camera was pointed at Billy Romm Lane to capture these violations of the Buffer. He was completely dismissive of the Buffer and asked whether I had heard of 136 Billy Romm Lane. Although he didn't say it, the inference was the Buffer didn't apply. He then asked whether I was sure that it wasn't the County that was crossing the Buffer as "they were out there" (he didn't say when). I ended the conversation by saying my dialogue would continue to be only with the County when it came to violations of the mandated Buffer.

The owner proceeded to Kathy Romm's house where he told her that he wanted the camera removed. Kathy called me afterwards and asked that I remove the camera, which I did. Kathy took the opportunity to inform the property owner about the long sordid history of non-compliance by the sub-division owner during construction of his house. She invited him to be part of the solution going forward and ending these violations. Kathy told him that all of the three of the other residents on Billy Romm Lane were in agreement that it must end and that we all would continue to report violations to the County.

So, there seems to be some confusion on the part of the owner of 120 Callie Rae Lane about the relationship between his property and the family sub-division's former address - the 10-acre parcel formerly known as 136 Billy Romm Lane. It is my understanding that 136 Billy Romm Lane ceased to exist as an address once the subdivision was established and all addresses therein are Callie Rae Lane. A search of the County property records shows no results for 136 Billy Romm Lane. That said, the Deed posted to the County's property website for the subdivision shows 136 Billy Romm Lane. Perhaps the Deed should be amended to reflect the new reality of Callie Rae Lane.

Most disturbing about today's violation is that both of the owners of 120 Callie Rae Lane were at this house when the violation occurred.

Since I removed my trail camera, I request that the County set up a video monitoring capability to help with enforcement of the County mandated Non-Access Buffer. A trail camera on my property will not be able to capture violations as the distance

exceeds the detection capability of the trail camera's motion sensor. Perhaps the county could consider placing a monitoring capability physically on the Non-Access Buffer? What these repeated violations of the Non-Access Buffer continue to show is that the only effective preventive solution is placement of a permanent physical barrier along the entire length of Billy Romm Lane adjacent to this family subdivision.

I have Cc'd my neighbors Kathy Romm and Jamie Jarvis on this email for their information so they are aware of my continuing engagement with the County and so they can provide additional viewpoints if they desire. I am happy to continue working this issue with you but at some point if escalation within the County is necessary, let me know and I will be happy to do that.

Al Nadolski  
158 Billy Romm Lane  
Moyock, NC 27958

**From:** [ALLAN NADOLSKI](#)  
**To:** [Donna Voliva](#)  
**Cc:** [Michelle Rogers](#)  
**Subject:** [EXTERNAL] Additional 5' Non-Access Buffer Violation  
**Date:** Thursday, April 6, 2023 10:05:17 AM  
**Attachments:** [IMG\\_5143.jpeg](#)  
[IMG\\_5142.jpeg](#)

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An additional 5' Non-Access Buffer violation since the photos that I sent yesterday, 5 April.

The tire tracks in the attached photos taken this morning are to the right of yesterday's reported violation. Try as he might, the subdivision owner obviously does not have an effective plan to stem these repeated violations of the Non-Access Buffer.

Al Nadolski  
158 Billy Romm Lane  
Moyock, NC 27958



**From:** [ALLAN NADOLSKI](#)  
**To:** [Donna Voliva](#)  
**Cc:** [Michelle Rogers](#)  
**Subject:** [EXTERNAL] Re: [EXTERNAL] Positive Report  
**Date:** Monday, April 3, 2023 12:11:42 PM  
**Attachments:** [IMG\\_5132.jpeg](#)  
[IMG\\_5132.jpeg](#)  
[IMG\\_5131.jpeg](#)

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Unfortunately, it was short lived, lasting only a single day with vehicles traversing Billy Romm Lane and crossing the Non-Access Buffer this weekend.

The Buffer area along Billy Romm in front of the driveway to 120 Callie Rae Lane had been graded and completely smoothed out late Friday afternoon and there were no tire tracks visible on Saturday AM. Some photos taken yesterday afternoon are attached.

Al Nadolski



> On Mar 31, 2023, at 4:25 PM, Donna Voliva <[Donna.Voliva@CurrituckCountyNC.gov](mailto:Donna.Voliva@CurrituckCountyNC.gov)> wrote:

>

> Great news!

>

> Donna Voliva, CZO

> Assistant Planning Director

> Currituck County Development Services Department

>

> -----Original Message-----

> From: ALLAN NADOLSKI <[arnusna77@aol.com](mailto:arnusna77@aol.com)>

> Sent: Friday, March 31, 2023 4:17 PM

> To: Donna Voliva <[Donna.Voliva@currituckcountync.gov](mailto:Donna.Voliva@currituckcountync.gov)>; Michelle Rogers

> <[michelle.rogers@currituckcountync.gov](mailto:michelle.rogers@currituckcountync.gov)>

> Subject: [EXTERNAL] Positive Report

>

>

> [CAUTION]: This email originated from outside of Currituck County's system. Do not click links or open attachments unless you verify that the attachment and contents are safe. Please report any suspicious emails or attachments to support.<<mailto:support@currituckcountync.gov>>

>

> Ladies, there was a steady flow of cars, trucks and heavy equipment at 120 Callie Rae Lane today. It was good to see that all traffic entered and exited the family subdivision via Callie Rae Lane and none of the vehicles crossed the Non-Access Buffer. I verified this by reviewing trail camera video

of today's significant activity.

>

> While this represents only a single day of activity, it was nonetheless the first change of behavior regarding violation of the Buffer observed to date.

>

> Have a good weekend.

>

> Al Nadolski

>

> Sent from my iPhone

**From:** [Jamie Jarvis](#)  
**To:** [ALLAN NADOLSKI](#)  
**Cc:** [Donna Voliva](#); [Michelle Rogers](#); [Kathlyn Romm](#)  
**Subject:** [EXTERNAL] Re: Callie Rae Lane Family Subdivision 5" Non-Access Buffer Violation  
**Date:** Thursday, April 13, 2023 6:28:30 PM

---

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All -

I completely agree with Al's comments below and would like an explanation of what the county is doing to rectify this situation. It was brought to the county's attention multiple times before the CO was given in which we were ensured that the access to Billy Romm Lane from the new construction would be removed before CO was approved (which it has not). We have confronted Scott Mack directly as well, letting him know that we want the access to be removed which again he has made no effort to do except to continue to wipe clean the tracks. I suggest that he place the same blockade across the Billy Romm Lane access that he placed at the end of Callie Rae Lane to keep people from using it originally until the county is able to resolve this issue (I believe pictures were provided to the county so everyone should be aware of the reference). If we need to escalate this matter to someone else to assist, then please provide contact information, so we can escalate.

It's very unfortunate that we are continuing to have to reach out in regards to the lack of morals and general decency of Scott Mack to follow the criteria of the subdivision and met with little urgency from the county on the issue. Please provide insight by COB Monday 4/17 if you are not able to review and respond before then.

Thanks!

**Jamie Jarvis**

Phone: 757-435-6645

On Thu, Apr 13, 2023 at 3:22 PM ALLAN NADOLSKI <[arnusna77@aol.com](mailto:arnusna77@aol.com)> wrote:

Ladies, another violation to report today associated with 120 Callie Rae Lane and crossing the 5' Non-Access Buffer adjacent to Billy Romm Lane and mandated by the County. There were 3 vehicles at that residence this morning: a large lifted pickup (owner), a dark Audi SUV (co-owner) and a white Best Buys delivery van. It is unknown which vehicle crossed the buffer.

I had an interesting brief discussion with one of the owners of 120 Callie Rae Lane late last week. He took exception to the trail camera across Billy Romm Lane pointing at his house. I had a copy of the County's Plat in hand and asked whether he was aware that there was a 5' Non-Access Buffer that ran the length of his property. I told him the reason for the trail camera was repeated Non-Access Buffer violations and that the camera was pointed at Billy Romm Lane to capture these violations of the Buffer. He was completely dismissive of the Buffer and asked whether I had heard of 136 Billy Romm Lane. Although he didn't say it,

the inference was the Buffer didn't apply. He then asked whether I was sure that it wasn't the County that was crossing the Buffer as "they were out there" (he didn't say when). I ended the conversation by saying my dialogue would continue to be only with the County when it came to violations of the mandated Buffer.

The owner proceeded to Kathy Romm's house where he told her that he wanted the camera removed. Kathy called me afterwards and asked that I remove the camera, which I did. Kathy took the opportunity to inform the property owner about the long sordid history of non-compliance by the sub-division owner during construction of his house. She invited him to be part of the solution going forward and ending these violations. Kathy told him that all of the three of the other residents on Billy Romm Lane were in agreement that it must end and that we all would continue to report violations to the County.

So, there seems to be some confusion on the part of the owner of 120 Callie Rae Lane about the relationship between his property and the family sub-division's former address - the 10-acre parcel formerly known as 136 Billy Romm Lane. It is my understanding that 136 Billy Romm Lane ceased to exist as an address once the subdivision was established and all addresses therein are Callie Rae Lane. A search of the County property records shows no results for 136 Billy Romm Lane. That said, the Deed posted to the County's property website for the subdivision shows 136 Billy Romm Lane. Perhaps the Deed should be amended to reflect the new reality of Callie Rae Lane.

Most disturbing about today's violation is that both of the owners of 120 Callie Rae Lane were at this house when the violation occurred.

Since I removed my trail camera, I request that the County set up a video monitoring capability to help with enforcement of the County mandated Non-Access Buffer. A trail camera on my property will not be able to capture violations as the distance exceeds the detection capability of the trail camera's motion sensor. Perhaps the county could consider placing a monitoring capability physically on the Non-Access Buffer? What these repeated violations of the Non-Access Buffer continue to show is that the only effective preventive solution is placement of a permanent physical barrier along the entire length of Billy Romm Lane adjacent to this family subdivision.

I have Cc'd my neighbors Kathy Romm and Jamie Jarvis on this email for their information so they are aware of my continuing engagement with the County and so they can provide additional viewpoints if they desire. I am happy to continue working this issue with you but at some point if escalation within the County is necessary, let me know and I will be happy to do that.

Al Nadolski  
158 Billy Romm Lane  
Moyock, NC 27958

**From:** [ALLAN NADOLSKI](#)  
**To:** [Donna Voliva](#); [Michelle Rogers](#)  
**Cc:** [Kathlyn Romm](#); [Jamie Jarvis](#)  
**Subject:** [EXTERNAL] Callie Rae Lane Family Subdivision 5" Non-Access Buffer Violation  
**Date:** Thursday, April 13, 2023 3:22:37 PM  
**Attachments:** [IMG\\_5158.jpeg](#)

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I have Cc'd my neighbors Kathy Romm and Jamie Jarvis on this email for their information so they are aware of my continuing engagement with the County and so they can provide additional viewpoints if they desire. I am happy to continue working this issue with you but at some point if escalation within the County is necessary, let me know and I will be happy to do that.

Al Nadolski  
158 Billy Romm Lane  
Moyock, NC 27958



**From:** [ALLAN NADOLSKI](#)  
**To:** [Donna Voliva](#); [Michelle Rogers](#)  
**Subject:** [EXTERNAL] County Mandated 5" Non-Access Buffer Violations Continue  
**Date:** Monday, April 10, 2023 9:50:06 AM  
**Attachments:** [IMG\\_9079.heic](#)  
[IMG\\_7451.heic](#)

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Ladies, good morning. Hope that you had an enjoyable Easter weekend.

No change here to the status quo, which is continued violations of the County mandated 5' Non-Access Buffer associated with the Callie Rae Lane family subdivision. Latest photos taken yesterday afternoon are attached. These are farther to the right of the previous violations sent last week.

The family subdivision owner has not attempted to smooth over any of the latest tire tracks crossing the 5' Non-Access Buffer from Billy Romm Lane.

Al Nadolski

**From:** [ALLAN NADOLSKI](#)  
**To:** [Donna Voliva](#)  
**Cc:** [Michelle Rogers](#)  
**Subject:** [EXTERNAL] Re: [EXTERNAL] Positive Report  
**Date:** Wednesday, April 5, 2023 12:06:23 PM  
**Attachments:** [IMG\\_5140.jpeg](#)  
[IMG\\_5139.jpeg](#)

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Wednesday 5 April - 5' Non-Access Buffer violation.

Trucks were 2 out of 3 for properly using Callie Rae Lane to access the house at 120 Callie Rae Lane. One red pickup made a short visit to 120 Calie Rae Lane via Billy Romm Lane while I was out mowing, crossing the Non-Access Buffer and stopping to speak with 2 contractors present at the house. After speaking with the 2 contractors in the driveway, the pickup backed across the Non-Access Buffer and departed again using Billy Romm Lane, leaving the tire tracks in the attached photos. Unfortunately, I was downloading the trail camera when this occurred so no video of that visitor.

Al Nadolski



> On Mar 31, 2023, at 4:25 PM, Donna Voliva <[Donna.Voliva@CurrituckCountyNC.gov](mailto:Donna.Voliva@CurrituckCountyNC.gov)> wrote:

>

> Great news!

>

> Donna Voliva, CZO

> Assistant Planning Director

> Currituck County Development Services Department

>

> -----Original Message-----

> From: ALLAN NADOLSKI <[arnusna77@aol.com](mailto:arnusna77@aol.com)>

> Sent: Friday, March 31, 2023 4:17 PM

> To: Donna Voliva <[Donna.Voliva@currituckcountync.gov](mailto:Donna.Voliva@currituckcountync.gov)>; Michelle Rogers

> <[michelle.rogers@currituckcountync.gov](mailto:michelle.rogers@currituckcountync.gov)>

> Subject: [EXTERNAL] Positive Report

>

>

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> Ladies, there was a steady flow of cars, trucks and heavy equipment at 120 Callie Rae Lane today. It was good to see that all traffic entered and exited the family subdivision via Callie Rae Lane and none of the vehicles crossed the Non-Access Buffer. I verified this by reviewing trail camera video of today's significant activity.

>  
> While this represents only a single day of activity, it was nonetheless the first change of behavior regarding violation of the Buffer observed to date.  
>  
> Have a good weekend.  
>  
> Al Nadolski  
>  
> Sent from my iPhone

**From:** [ALLAN NADOLSKI](#)  
**To:** [Michelle Rogers](#)  
**Cc:** [k4thlyn@hotmail.com](mailto:k4thlyn@hotmail.com)  
**Subject:** [EXTERNAL] Re: [EXTERNAL] Re: [EXTERNAL] Meeting  
**Date:** Wednesday, April 26, 2023 11:30:12 AM

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Thanks - we can meet here at 158 Billy Romm Lane.

Al Nadolski

Sent from my iPhone

> On Apr 26, 2023, at 10:57 AM, Michelle Rogers <[Michelle.Rogers@currituckcountync.gov](mailto:Michelle.Rogers@currituckcountync.gov)> wrote:  
>  
> Al & Kathy,  
>  
> I was thinking of just meeting out at either your house or Kathy's house. I have a couple of properties to check into in Moyock afterwards. Just let me know if that is good with both of you.  
>  
> Michelle  
>  
> -----Original Message-----  
> From: ALLAN NADOLSKI <[arnusna77@aol.com](mailto:arnusna77@aol.com)>  
> Sent: Wednesday, April 26, 2023 10:53 AM  
> To: Michelle Rogers <[Michelle.Rogers@currituckcountync.gov](mailto:Michelle.Rogers@currituckcountync.gov)>  
> Cc: [k4thlyn@hotmail.com](mailto:k4thlyn@hotmail.com); Krystal Annen <[Krystal.Annen@currituckcountync.gov](mailto:Krystal.Annen@currituckcountync.gov)>  
> Subject: [EXTERNAL] Re: [EXTERNAL] Meeting  
>  
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> Please confirm meeting location is 153 Courthouse Rd, Suite G103, Currituck, NC 27929.  
>  
> Thanks.  
>  
> Al Nadolski  
>  
> Sent from my iPhone  
>  
>> On Apr 25, 2023, at 4:39 PM, Michelle Rogers <[Michelle.Rogers@currituckcountync.gov](mailto:Michelle.Rogers@currituckcountync.gov)> wrote:  
>>  
>> Al & Kathy,  
>>  
>> Would tomorrow 4/26/2023 at 1:30pm be a good time to get together? Just let us know if that is ok.  
>>  
>> Michelle Rogers  
>>  
>> -----Original Message-----

>> From: ALLAN NADOLSKI <arnusna77@aol.com>

>> Sent: Tuesday, April 25, 2023 9:20 AM

>> To: Michelle Rogers <michelle.rogers@currituckcountync.gov>; Krystal Annen  
<Krystal.Annen@currituckcountync.gov>

>> Cc: Kathlyn Romm <k4thlyn@hotmail.com>

>> Subject: [EXTERNAL] Meeting

>>

>>

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>>

>> Ladies, to follow-up, now that the 30-day compliance window has closed, Kathy Romm and I would like to meet with you. Please let us know a good day/time.

>>

>> Thanks in advance.

>>

>> Al Nadolski

>

**From:** [Kathlyn Romm](#)  
**To:** [ALLAN NADOLSKI](#); [Michelle Rogers](#)  
**Subject:** [EXTERNAL] Re: [EXTERNAL] Re: [EXTERNAL] Meeting  
**Date:** Wednesday, April 26, 2023 2:23:45 PM

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thank you for meeting with us. Kathy

---

**From:** ALLAN NADOLSKI <arnusna77@aol.com>  
**Sent:** Wednesday, April 26, 2023 11:29 AM  
**To:** Michelle Rogers <Michelle.Rogers@currituckcountync.gov>  
**Cc:** k4thlyn@hotmail.com <k4thlyn@hotmail.com>  
**Subject:** Re: [EXTERNAL] Re: [EXTERNAL] Meeting

Thanks - we can meet here at 158 Billy Romm Lane.

Al Nadolski

Sent from my iPhone

> On Apr 26, 2023, at 10:57 AM, Michelle Rogers <Michelle.Rogers@currituckcountync.gov> wrote:

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> Al & Kathy,

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> Michelle

>

> -----Original Message-----

> From: ALLAN NADOLSKI <arnusna77@aol.com>

> Sent: Wednesday, April 26, 2023 10:53 AM

> To: Michelle Rogers <Michelle.Rogers@currituckcountync.gov>

> Cc: k4thlyn@hotmail.com; Krystal Annen <Krystal.Annen@currituckcountync.gov>

> Subject: [EXTERNAL] Re: [EXTERNAL] Meeting

>

>

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>

> Please confirm meeting location is 153 Courthouse Rd, Suite G103, Currituck, NC 27929.

>

> Thanks.

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> Al Nadolski

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> Sent from my iPhone

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>> On Apr 25, 2023, at 4:39 PM, Michelle Rogers <Michelle.Rogers@currituckcountync.gov> wrote:

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>> From: ALLAN NADOLSKI <arnusna77@aol.com>

>> Sent: Tuesday, April 25, 2023 9:20 AM

>> To: Michelle Rogers <michelle.rogers@currituckcountync.gov>; Krystal Annen <Krystal.Annen@currituckcountync.gov>

>> Cc: Kathlyn Romm <k4thlyn@hotmail.com>

>> Subject: [EXTERNAL] Meeting

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**From:** [Michelle Rogers](#)  
**To:** [ALLAN NADOLSKI](#)  
**Cc:** [k4thlyn@hotmail.com](mailto:k4thlyn@hotmail.com)  
**Subject:** RE: [EXTERNAL] Re: [EXTERNAL] Meeting  
**Date:** Wednesday, April 26, 2023 10:57:00 AM

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Cc: k4thlyn@hotmail.com; Krystal Annen <Krystal.Annen@currituckcountync.gov>  
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**From:** [Michelle Rogers](#)  
**To:** [Kathlyn Romm](#); [ALLAN NADOLSKI](#)  
**Subject:** RE: [EXTERNAL] Re: [EXTERNAL] Re: [EXTERNAL] Meeting  
**Date:** Wednesday, April 26, 2023 4:16:00 PM

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**To:** ALLAN NADOLSKI <arnusna77@aol.com>; Michelle Rogers <Michelle.Rogers@currituckcountync.gov>  
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**From:** [ALLAN NADOLSKI](#)  
**To:** [Michelle Rogers](#)  
**Cc:** [Kathlyn Romm](#); [Donna Voliva](#); [Jamie Jarvis](#)  
**Subject:** [EXTERNAL] Re: [EXTERNAL] [EXTERNAL] Re: [EXTERNAL] Meeting  
**Date:** Thursday, April 27, 2023 11:09:02 AM

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Michelle, thanks very much for meeting with us and providing the specific reference for the citation. Very helpful.

Unfortunately, I fear that this will all be deja vu all over again once the 120 Callie Rae Lane deed conveys to the new owners. Is there a mechanism whereby the County can inform the prospective owners of the history here once the deed conveys to them which shows that the former 136 Billy Romm Lane on which their building permit was based no longer exists and that 136 Billy Romm Lane has been purged from all Currituck County systems? The new owners need to understand that 120 Callie Rae Lane's ingress/egress to Puddin Ridge Rd must be only via Callie Rae Lane and that they specifically are prohibited by County UDO Chapter 10, Subsection 10.3.3.B General Lot Requirements (2) from crossing the 5' Non-Access Buffer or accessing Billy Romm Lane from their property.

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**From:** [ALLAN NADOLSKI](#)  
**To:** [Michelle Rogers](#); [Donna Voliva](#)  
**Cc:** [Kevin Kemp](#); [Krystal Annen](#); [Kathlyn Romm](#); [Jamie Jarvis](#); [Denise Hall](#)  
**Subject:** [EXTERNAL] Callie Rae Lane Non-Access Buffer Violation  
**Date:** Wednesday, May 3, 2023 12:13:05 PM  
**Attachments:** [IMG\\_5176.jpeg](#)

---

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Ladies, after several days of limited to no activity at 120 Callie Rae Lane, another violation of the 5'Non-Access Buffer occurred, probably this morning. Photo of the tire tracks is attached. They were not visible yesterday.

I am adding Kevin Kemp to distribution based on his meeting yesterday on this topic and stated intention to visit/inspect the family subdivision on Thursday. I have also added Denise Hall in view of my email today requesting the Deed and Plat for the family subdivision be updated to remove any/all association of the subdivision with 136 Billy Romm Lane and the ingress/egress easement over Billy Romm Lane conveyed in Deed Book 1593 Pg. 228 and annotated on the Plat.

I request that Code Enforcement open another citation and issue it to the family subdivision owner. I recommend that in addition to the violation of the buffer that an additional violation be included for improperly accessing of Billy Romm Lane from the subdivision which the County removed as part of the agreement to grant a family subdivision.

Thanks in advance.

Al Nadolski  
158 Billy Romm Lane  
Moyock, NC 27958



**From:** [ALLAN NADOLSKI](#)  
**To:** [Denise Hall](#)  
**Cc:** [Kevin Kemp](#); [Donna Voliva](#); [Michelle Rogers](#); [Kathlyn Romm](#); [Jamie Jarvis](#)  
**Subject:** [EXTERNAL] Family Subdivision Deed and Plat Matters  
**Date:** Wednesday, May 3, 2023 11:58:22 AM  
**Attachments:** [2023\\_03\\_23\\_18\\_37\\_105649745\\_doc\\_309839.pdf](#)  
[Family Subdivision Deed and Plat.pdf](#)

---

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Ms. Hall, I am writing to seek your assistance in ensuring that corrections are made to the Deed and Plat for the family subdivision granted by the County on or about 10/27-28/2022 for the former property address of 136 Billy Romm Lane to Scott and Melinda Mack.

As part of the agreement to convert this 10-acre single home parcel to a family subdivision, the County required the subdivision owner create a private road for ingress/egress to Puddin Ridge Road and required that all Lots in the subdivision only use this road, Callie Rae Lane, for access to/from the subdivision. The County also mandated a 5-foot Non-Access Buffer for this subdivision to further ensure its separation from Billy Romm Lane per Currituck Count UDO Chapter 10, Section 10.3, Subsection 10.3.3.B. General Lot Requirements (2). This Non-Access Buffer is portrayed on the family subdivision Plat (attached) and runs the length of the subdivision adjacent to Billy Romm Lane.

Despite the above, the subdivision owner has repeatedly violated the Non-Access Buffer which resulted in the County issuing a citation for these persistent and documented violations. The intended owner of 120 Callie Rae Lane appears to be among the misinformed about the relationship between his Lot and 136 Billy Romm Lane. The County informed us that they had removed all references to 136 Billy Romm Lane from County property systems and records to help resolve any misunderstanding. While this is clear to those of us with deeded access to Billy Romm Lane, the same cannot be said of the subdivision owner or the prospective owner of 120 Callie Rae Lane.

While 136 Billy Romm Lane may no longer exist in the County's property records systems it does in fact remain on the active Deed & Plat associated with the family subdivision posted to the County Deeds website on 10/27/2022 and 10/28/2022. This Deed of record shows 136 Billy Romm Lane as the address of the family subdivision. Also, the Plat contains an annotation showing an ingress/egress easement which references Deed Book 1593 Pg. 228. This is the Warranty Deed from the sale of this parcel by Kathlyn Romm (attached) which specifically granted an ingress and egress easement to Puddin Ridge Road over Billy Romm Lane for a single home on the 10-acre parcel before creation of the family subdivision.

Per my note below, it is imperative that the family subdivision Deed and Plat are corrected to remove any/all references to 136 Billy Romm Lane as well as the reference to ingress/egress over Billy Romm Lane that was conveyed in the Warranty Deed as annotated on the Plat. Our concern is that left uncorrected, when a Deed ultimately is conveyed to the prospective owners of 120 Callie Rae Lane, it will only further perpetuate the inaccurate portrayal of deeded access to Billy Romm Lane that does not exist. During a recent discussion with the prospective owner about the repeated violations across the Non-Access Buffer on his property, he asked whether I had ever heard of 136 Billy Romm Lane. The inference was clear - he thought he was entitled to access to Billy Romm Lane, Non-Access Buffer notwithstanding. This comment was made while the County's active violation citation for repeated crossings of the Non-Access Buffer was in the 30-day compliance window!

Thanks you in advance for coordinating with the Planning and Development department in reviewing this matter and updating the Deed & Plat for the family subdivision to reflect the current state of affairs. This issue has been discussed with Donna Voliva and Michelle Rogers. Doing this will clear up the remaining discrepancies related to the former 136 Billy Romm Lane and formally eliminate the misperceptions facilitated by the current Deed and related Plat.

Allan R. Nadolski  
Captain (ret.) US Navy  
158 Billy Romm Lane  
Moyock, NC 27958

Begin forwarded message:

**From:** ALLAN NADOLSKI <[arnusna77@aol.com](mailto:arnusna77@aol.com)>  
**Subject:** Re: [EXTERNAL] [EXTERNAL] Re: [EXTERNAL] Meeting  
**Date:** April 27, 2023 at 11:08:19 AM EDT  
**To:** Michelle Rogers <[Michelle.Rogers@currituckcountync.gov](mailto:Michelle.Rogers@currituckcountync.gov)>  
**Cc:** Kathlyn Romm <[k4thlyn@hotmail.com](mailto:k4thlyn@hotmail.com)>, Donna Voliva <[Donna.Voliva@currituckcountync.gov](mailto:Donna.Voliva@currituckcountync.gov)>, Jamie Jarvis

<jamesmjarvisjr@gmail.com>

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>  
>> On Apr 25, 2023, at 4:39 PM, Michelle Rogers <[Michelle.Rogers@currituckcountync.gov](mailto:Michelle.Rogers@currituckcountync.gov)> wrote:  
>>  
>> Al & Kathy,  
>>  
>> Would tomorrow 4/26/2023 at 1:30pm be a good time to get together? Just let us know if that is ok.  
>>  
>> Michelle Rogers  
>>  
>> -----Original Message-----  
>> From: ALLAN NADOLSKI <[arnusna77@aol.com](mailto:arnusna77@aol.com)>  
>> Sent: Tuesday, April 25, 2023 9:20 AM  
>> To: Michelle Rogers <[michelle.rogers@currituckcountync.gov](mailto:michelle.rogers@currituckcountync.gov)>; Krystal Annen <[Krystal.Annen@currituckcountync.gov](mailto:Krystal.Annen@currituckcountync.gov)>  
>> Cc: Kathryn Romm <[k4thlyn@hotmail.com](mailto:k4thlyn@hotmail.com)>  
>> Subject: [EXTERNAL] Meeting  
>>  
>>  
>> [CAUTION]: This email originated from outside of Currituck County's system. Do not click links or open attachments unless you verify that the attachment and contents are safe. Please report any suspicious emails or attachments to support.<<mailto:support@currituckcountync.gov>>  
>>  
>> Ladies, to follow-up, now that the 30-day compliance window has closed, Kathy Romm and I would like to meet with you. Please let us know a good day/time.  
>>  
>> Thanks in advance.  
>>  
>> Al Nadolski  
>

**From:** [ALLAN NADOLSKI](#)  
**To:** [Michelle Rogers](#); [Donna Voliva](#)  
**Cc:** [Kevin Kemp](#); [Krystal Annen](#); [Kathlyn Romm](#); [Jamie Jarvis](#)  
**Subject:** [EXTERNAL] Re: Callie Rae Lane Non-Access Buffer Violation  
**Date:** Monday, May 8, 2023 8:54:27 AM  
**Attachments:** [IMG\\_5187.jpeg](#)

---

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To follow-up, violations of the 5' Non-Access Buffer and the County imposed restriction against accessing Billy Romm Lane from the Callie Rae Lane family subdivision continue. The additional tracks in this photo occurred between the afternoon of Saturday, 6 May and around noon on Sunday 7 May. The attached photo was taken at 11:42 AM on Sunday, 7 May.

It is not obvious that the subdivision owner or the prospective owners of 120 Callie Rae Lane have any intention of complying with with the County UDO Chapter 10, Subsection 10.3.3.B General Lot Requirements (2). In addition to issuing the citation requested in my previous email, I strongly recommend that both parties be formally counseled by the County on the UDO requirements related to the 5' Non Access Buffer as well as the County mandated restriction from accessing Billy Romm Lane that was part of the agreement for the County granting a family subdivision.

Additional intervention and enforcement by the County is required. The prospective owners of 120 Callie Rae Lane in particular must be made to understand that ingress/egress to/from Puddin Ridge Rd shall only be via Callie Rae Lane and that they are specifically prohibited by County ordinance from crossing the 5' Non-Access Buffer. It is unclear whether this has been effectively conveyed to them by the subdivision owner. They appear to believe that they have access to Billy Romm Lane and that the the Non-Access Buffer restriction does not apply to them. Formal counseling by the County requested above should help better inform their understanding of these County requirements.

Al Nadolski  
158 Billy Romm Lane  
Moyock, NC 27958.



> On May 3, 2023, at 12:10 PM, ALLAN NADOLSKI <[arnusna77@aol.com](mailto:arnusna77@aol.com)> wrote:

>

> Ladies, after several days of limited to no activity at 120 Callie Rae Lane, another violation of the 5'Non-Access Buffer occurred, probably this morning. Photo of the tire tracks is attached. They were not visible yesterday.

>

> I am adding Kevin Kemp to distribution based on his meeting yesterday on this topic and stated intention to visit/inspect the family subdivision on Thursday. I have also added Denise Hall in view of my email today requesting the Deed and Plat for the family subdivision be updated to remove any/all association of the subdivision with 136 Billy Romm Lane and the ingress/egress easement over Billy Romm Lane conveyed in Deed Book 1593 Pg. 228 and annotated on the Plat.

>

> I request that Code Enforcement open another citation and issue it to the family subdivision

owner. I recommend that in addition to the violation of the buffer that an additional violation be included for improperly accessing of Billy Romm Lane from the subdivision which the County removed as part of the agreement to grant a family subdivision.

>

> Thanks in advance.

>

> Al Nadolski

> 158 Billy Romm Lane

> Moyock, NC 27958

>

> <IMG\_5176.jpeg>

**From:** [Jamie Jarvis](#)  
**To:** [ALLAN NADOLSKI](#)  
**Cc:** [Michelle Rogers](#); [Donna Voliva](#); [Kevin Kemp](#); [Krystal Annen](#); [Kathlyn Romm](#)  
**Subject:** [EXTERNAL] Re: Callie Rae Lane Non-Access Buffer Violation  
**Date:** Monday, May 8, 2023 11:04:09 AM

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Kevin - In addition to Al's comments below can you please let us know if you had the chance this past Thursday to make it out to the family subdivision to take a look at the layout and issues we were discussing? Any thoughts on your end on how to proceed?

Thanks!

**Jamie Jarvis**

Phone: 757-435-6645

On Mon, May 8, 2023 at 8:54 AM ALLAN NADOLSKI <[arnusna77@aol.com](mailto:arnusna77@aol.com)> wrote:

To follow-up, violations of the 5' Non-Access Buffer and the County imposed restriction against accessing Billy Romm Lane from the Callie Rae Lane family subdivision continue. The additional tracks in this photo occurred between the afternoon of Saturday, 6 May and around noon on Sunday 7 May. The attached photo was taken at 11:42 AM on Sunday, 7 May.

It is not obvious that the subdivision owner or the prospective owners of 120 Callie Rae Lane have any intention of complying with with the County UDO Chapter 10, Subsection 10.3.3.B General Lot Requirements (2). In addition to issuing the citation requested in my previous email, I strongly recommend that both parties be formally counseled by the County on the UDO requirements related to the 5' Non Access Buffer as well as the County mandated restriction from accessing Billy Romm Lane that was part of the agreement for the County granting a family subdivision.

Additional intervention and enforcement by the County is required. The prospective owners of 120 Callie Rae Lane in particular must be made to understand that ingress/egress to/from Puddin Ridge Rd shall only be via Callie Rae Lane and that they are specifically prohibited by County ordinance from crossing the 5' Non-Access Buffer. It is unclear whether this has been effectively conveyed to them by the subdivision owner. They appear to believe that they have access to Billy Romm Lane and that the the Non-Access Buffer restriction does not apply to them. Formal counseling by the County requested above should help better inform their understanding of these County requirements.

Al Nadolski  
158 Billy Romm Lane  
Moyock, NC 27958.

> On May 3, 2023, at 12:10 PM, ALLAN NADOLSKI <[arnusna77@aol.com](mailto:arnusna77@aol.com)> wrote:

>

> Ladies, after several days of limited to no activity at 120 Callie Rae Lane, another violation of the 5' Non-Access Buffer occurred, probably this morning. Photo of the tire tracks is attached. They were not visible yesterday.

>

> I am adding Kevin Kemp to distribution based on his meeting yesterday on this topic and stated intention to visit/inspect the family subdivision on Thursday. I have also added Denise Hall in view of my email today requesting the Deed and Plat for the family subdivision be updated to remove any/all association of the subdivision with 136 Billy Romm Lane and the ingress/egress easement over Billy Romm Lane conveyed in Deed Book 1593 Pg. 228 and annotated on the Plat.

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> I request that Code Enforcement open another citation and issue it to the family subdivision owner. I recommend that in addition to the violation of the buffer that an additional violation be included for improperly accessing of Billy Romm Lane from the subdivision which the County removed as part of the agreement to grant a family subdivision.

>

> Thanks in advance.

>

> Al Nadolski

> 158 Billy Romm Lane

> Moyock, NC 27958

>

> <IMG\_5176.jpeg>



**From:** [ALLAN NADOLSKI](#)  
**To:** [Donna Voliva](#)  
**Cc:** [Michelle Rogers](#)  
**Subject:** [EXTERNAL] Re: [EXTERNAL] Positive Report  
**Date:** Tuesday, April 4, 2023 10:47:47 AM  
**Attachments:** [IMG\\_5137.mov](#)  
[IMG\\_5136.jpeg](#)  
[IMG\\_5134.jpeg](#)  
[IMG\\_5133.jpeg](#)

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To follow up, there was some kind of epiphany moment around noontime yesterday on the part of the subdivision owner. He ran from the house at 120 Callie Rae Lane to flag down a neighbor who was driving home down Billy Romm Lane. The subdivision owner expressed great concern about what to do regarding stopping the crossings of the 5' Non-Access Buffer. This after the delivery of a propane tank by the large white truck in the photos I sent yesterday and his smoothing over the tire tracks with the Kubota tractor. According the neighbor, the subdivision owner was feeling pressured to resolve this matter and solicited ideas on what he could do to remedy the Buffer violations.

There definitely is a need for some type of permanent barrier to separate this family subdivision from Billy Romm Lane. The fact that the propane gas tank delivery truck used Billy Romm Lane suggests the subdivision owner was using 136 Billy Romm Lane for the delivery address. Unfortunately for him, photos were taken before the subdivision owner could smooth over the tire tracks. The solution should be obvious to the subdivision owner: 1) stop using 136 Billy Romm Lane for any/all deliveries/contractors and 2) put up some type of permanent barrier along the entirety of the 5' Non-Access Buffer abutting Billy Romm Lane. The subdivision owner need only look at what he did to shield the back side of his own house property at 118 Billy Romm Lane from the section of Callie Rae Lane coming in from Puddin Ridge Road where he had a split-rail fence installed. This would be the perfect solution for Billy Romm Lane as well!

Attached are some photos taken from Billy Romm Lane of the fence behind 118 Billy Romm Lane that runs the entire length of Callie Rae Lane.



> On Apr 3, 2023, at 12:20 PM, ALLAN NADOLSKI <[arnusna77@aol.com](mailto:arnusna77@aol.com)> wrote:

>

> Things are no better this morning with the arrival of the first contractor who accessed 120 Callie Rae Lane via Billy Romm Lane as can be seen from the tire tracks in the attached photos. This large truck back into the driveway from Billy Romm Lane. A second photo zoomed in on the offending vehicle which drove across the Non-Access Buffer.

>

> It gets better! Literally a minute after taking the second photo, the subdivision owner used a small Kubota tractor to smooth over all of the tire tracks shown in the Buffer in this and my earlier email.

>

> Those in/around 120 Callie Rae Lane this weekend who used Billy Romm Lane showed keen interest in the trail camera that I set up across Billy Romm Lane from the Callie Rae Lane house, slowing in front of it take a close look. Perhaps they are unaware they shouldn't be accessing 120 Callie Rae Lane via Billy Romm Lane and hence the trail camera?

>  
> I will continue to monitor for additional violations of the 5' Non-Access Buffer mandated by the County.

>  
> Al Nadolski



>>  
>> On Mar 31, 2023, at 4:25 PM, Donna Voliva <Donna.Voliva@CurrituckCountyNC.gov> wrote:

>>  
>> Great news!

>>  
>> Donna Voliva, CZO  
>> Assistant Planning Director  
>> Currituck County Development Services Department

>>  
>> -----Original Message-----

>> From: ALLAN NADOLSKI <arnusna77@aol.com>

>> Sent: Friday, March 31, 2023 4:17 PM

>> To: Donna Voliva <Donna.Voliva@currituckcountync.gov>; Michelle Rogers  
<michelle.rogers@currituckcountync.gov>

>> Subject: [EXTERNAL] Positive Report

>>

>>

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>>

>> Ladies, there was a steady flow of cars, trucks and heavy equipment at 120 Callie Rae Lane today. It was good to see that all traffic entered and exited the family subdivision via Callie Rae Lane and none of the vehicles crossed the Non-Access Buffer. I verified this by reviewing trail camera video of today's significant activity.

>>

>> While this represents only a single day of activity, it was nonetheless the first change of behavior regarding violation of the Buffer observed to date.

>>

>> Have a good weekend.

>>

>> Al Nadolski

>>

>> Sent from my iPhone

>

**From:** [ALLAN NADOLSKI](#)  
**To:** [Michelle Rogers](#)  
**Cc:** [k4thlyn@hotmail.com](mailto:k4thlyn@hotmail.com); [Krystal Annen](#)  
**Subject:** [EXTERNAL] Re: [EXTERNAL] Meeting  
**Date:** Wednesday, April 26, 2023 10:53:44 AM

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Please confirm meeting location is 153 Courthouse Rd, Suite G103, Currituck, NC 27929.

Thanks.

Al Nadolski

Sent from my iPhone

> On Apr 25, 2023, at 4:39 PM, Michelle Rogers <[Michelle.Rogers@currituckcountync.gov](mailto:Michelle.Rogers@currituckcountync.gov)> wrote:

>

> Al & Kathy,

>

> Would tomorrow 4/26/2023 at 1:30pm be a good time to get together? Just let us know if that is ok.

>

> Michelle Rogers

>

> -----Original Message-----

> From: ALLAN NADOLSKI <[arnusna77@aol.com](mailto:arnusna77@aol.com)>

> Sent: Tuesday, April 25, 2023 9:20 AM

> To: Michelle Rogers <[michelle.rogers@currituckcountync.gov](mailto:michelle.rogers@currituckcountync.gov)>; Krystal Annen  
<[Krystal.Annen@currituckcountync.gov](mailto:Krystal.Annen@currituckcountync.gov)>

> Cc: Kathlyn Romm <[k4thlyn@hotmail.com](mailto:k4thlyn@hotmail.com)>

> Subject: [EXTERNAL] Meeting

>

>

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>

> Ladies, to follow-up, now that the 30-day compliance window has closed, Kathy Romm and I would like to meet with you. Please let us know a good day/time.

>

> Thanks in advance.

>

> Al Nadolski

**From:** [Kathlyn Romm](#)  
**To:** [Michelle Rogers](#); [ALLAN NADOLSKI](#)  
**Cc:** [Krystal Annen](#)  
**Subject:** [EXTERNAL] Re: [EXTERNAL] Meeting  
**Date:** Wednesday, April 26, 2023 10:31:46 AM

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Yes, that works. Thank you!

---

**From:** Michelle Rogers <michelle.rogers@currituckcountync.gov>  
**Sent:** Tuesday, April 25, 2023 4:39 PM  
**To:** ALLAN NADOLSKI <arnusna77@aol.com>; k4thlyn@hotmail.com <k4thlyn@hotmail.com>  
**Cc:** Krystal Annen <Krystal.Annen@currituckcountync.gov>  
**Subject:** RE: [EXTERNAL] Meeting

Al & Kathy,

Would tomorrow 4/26/2023 at 1:30pm be a good time to get together? Just let us know if that is ok.

Michelle Rogers

-----Original Message-----

**From:** ALLAN NADOLSKI <arnusna77@aol.com>  
**Sent:** Tuesday, April 25, 2023 9:20 AM  
**To:** Michelle Rogers <michelle.rogers@currituckcountync.gov>; Krystal Annen <Krystal.Annen@currituckcountync.gov>  
**Cc:** Kathlyn Romm <k4thlyn@hotmail.com>  
**Subject:** [EXTERNAL] Meeting

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Ladies, to follow-up, now that the 30-day compliance window has closed, Kathy Romm and I would like to meet with you. Please let us know a good day/time.

Thanks in advance.

Al Nadolski

**From:** [Michelle Rogers](#)  
**To:** [ALLAN NADOLSKI](#); [k4thlyn@hotmail.com](mailto:k4thlyn@hotmail.com)  
**Cc:** [Krystal Annen](#)  
**Subject:** RE: [EXTERNAL] Meeting  
**Date:** Tuesday, April 25, 2023 4:39:00 PM

---

Al & Kathy,

Would tomorrow 4/26/2023 at 1:30pm be a good time to get together? Just let us know if that is ok.

Michelle Rogers

-----Original Message-----

From: ALLAN NADOLSKI <[arnusna77@aol.com](mailto:arnusna77@aol.com)>  
Sent: Tuesday, April 25, 2023 9:20 AM  
To: Michelle Rogers <[michelle.rogers@currituckcountync.gov](mailto:michelle.rogers@currituckcountync.gov)>; Krystal Annen <[Krystal.Annen@currituckcountync.gov](mailto:Krystal.Annen@currituckcountync.gov)>  
Cc: Kathryn Romm <[k4thlyn@hotmail.com](mailto:k4thlyn@hotmail.com)>  
Subject: [EXTERNAL] Meeting

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Ladies, to follow-up, now that the 30-day compliance window has closed, Kathy Romm and I would like to meet with you. Please let us know a good day/time.

Thanks in advance.

Al Nadolski

**From:** [ALLAN NADOLSKI](#)  
**To:** [Michelle Rogers](#)  
**Cc:** [k4thlyn@hotmail.com](mailto:k4thlyn@hotmail.com); [Krystal Annen](#)  
**Subject:** [EXTERNAL] Re: [EXTERNAL] Meeting  
**Date:** Tuesday, April 25, 2023 5:25:32 PM

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Thanks for the reply. That works for me.

Al Nadolski

Sent from my iPhone

> On Apr 25, 2023, at 4:39 PM, Michelle Rogers <[Michelle.Rogers@currituckcountync.gov](mailto:Michelle.Rogers@currituckcountync.gov)> wrote:

>

> Al & Kathy,

>

> Would tomorrow 4/26/2023 at 1:30pm be a good time to get together? Just let us know if that is ok.

>

> Michelle Rogers

>

> -----Original Message-----

> From: ALLAN NADOLSKI <[arnusna77@aol.com](mailto:arnusna77@aol.com)>

> Sent: Tuesday, April 25, 2023 9:20 AM

> To: Michelle Rogers <[michelle.rogers@currituckcountync.gov](mailto:michelle.rogers@currituckcountync.gov)>; Krystal Annen  
<[Krystal.Annen@currituckcountync.gov](mailto:Krystal.Annen@currituckcountync.gov)>

> Cc: Kathlyn Romm <[k4thlyn@hotmail.com](mailto:k4thlyn@hotmail.com)>

> Subject: [EXTERNAL] Meeting

>

>

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>

> Ladies, to follow-up, now that the 30-day compliance window has closed, Kathy Romm and I would like to meet with you. Please let us know a good day/time.

>

> Thanks in advance.

>

> Al Nadolski

**From:** [ALLAN NADOLSKI](#)  
**To:** [Michelle Rogers](#); [Krystal Annen](#)  
**Cc:** [Kathlyn Romm](#)  
**Subject:** [EXTERNAL] Meeting  
**Date:** Tuesday, April 25, 2023 9:20:48 AM

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Ladies, to follow-up, now that the 30-day compliance window has closed, Kathy Romm and I would like to meet with you. Please let us know a good day/time.

Thanks in advance.

Al Nadolski

**From:** [Kathlyn Romm](#)  
**To:** [ALLAN NADOLSKI](#); [Donna Voliva](#); [Michelle Rogers](#)  
**Cc:** [Jamie Jarvis](#)  
**Subject:** [EXTERNAL] Re: Callie Rae Lane Family Subdivision 5' Non-Access Buffer Violation  
**Date:** Wednesday, April 19, 2023 8:44:25 AM  
**Attachments:** [IMG\\_5333.jpeg](#)

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Good Morning. I saw a County vehicle on Monday go down Callie Rae Lane and Billy Romm Lane. Yesterday, they worked in the yard most of the day. I note this morning on my walk that the area in front of their driveway was not touched and certainly not a 5' barrier next to Billy Romm Lane. I took pictures.

I asked Scott Mack directly if their intent was to extend the driveway when the county disappeared and he denied it.

Please stay on top of this. If the county cannot actually enforce your condition of approval for this family subdivision, just please tell me. Kathy

---

**From:** ALLAN NADOLSKI <arnusna77@aol.com>  
**Sent:** Wednesday, April 19, 2023 7:52 AM  
**To:** Donna Voliva <Donna.Voliva@currituckcountync.gov>; Michelle Rogers <michelle.rogers@currituckcountync.gov>  
**Cc:** Kathlyn Romm <k4thlyn@hotmail.com>; Jamie Jarvis <jamesmjarvisjr@gmail.com>  
**Subject:** Fwd: Callie Rae Lane Family Subdivision 5' Non-Access Buffer Violation

Adding attached photo from this morning to this email thread. The soil preparation, probably for seeding, does not include the strip from the driveway extension to Billy Romm Lane as described in Mr. Jarvis' email below.

Like Mr. Jarvis, I too look forward to the County's response.

Al Nadolski



Sent from my iPad

Begin forwarded message:



**From:** Jamie Jarvis <jamesmjarvisjr@gmail.com>  
**Date:** April 18, 2023 at 11:03:59 AM EDT  
**To:** ALLAN NADOLSKI <arnusna77@aol.com>  
**Subject: Re: Callie Rae Lane Family Subdivision 5' Non-Access Buffer Violation**

Following up on this email again since I have not seen a response from the County. It appears today, Mack has hired someone to till up the entire yard (i assume for grass), however has left the driveway that accesses Billy Romm Lane. Can someone please get back with us so this can be rectified ASAP.

Thanks!

*This message was sent on behalf of*

**Jamie Jarvis**

Phone: 757-435-6645

On Thu, Apr 13, 2023 at 6:28 PM Jamie Jarvis <[jamesmjarvisjr@gmail.com](mailto:jamesmjarvisjr@gmail.com)> wrote:

All -

I completely agree with Al's comments below and would like an explanation of what the county is doing to rectify this situation. It was brought to the county's attention multiple times before the CO was given in which we were ensured that the access to Billy Romm Lane from the new construction would be removed before CO was approved (which it has not). We have confronted Scott Mack directly as well, letting him know that we want the access to be removed which again he has made no effort to do except to continue to wipe clean the tracks. I suggest that he place the same blockade across the Billy Romm Lane access that he placed at the end of Callie Rae Lane to keep people from using it originally until the county is able to resolve this issue (I believe pictures were provided to the county so everyone should be aware of the reference). If we need to escalate this matter to someone else to assist, then please provide contact information, so we can escalate.

It's very unfortunate that we are continuing to have to reach out in regards to the lack of morals and general decency of Scott Mack to follow the criteria of the subdivision and met with little urgency from the county on the issue. Please provide insight by COB Monday 4/17 if you are not able to review and respond before then.

Thanks!

**Jamie Jarvis**

Phone: 757-435-6645

On Thu, Apr 13, 2023 at 3:22 PM ALLAN NADOLSKI <[arnusna77@aol.com](mailto:arnusna77@aol.com)> wrote:

Ladies, another violation to report today associated with 120 Callie Rae Lane and crossing the 5' Non-Access Buffer adjacent to Billy Romm Lane and mandated by the County. There were 3 vehicles at that residence this morning: a large lifted pickup (owner), a dark Audi SUV (co-owner) and a white Best Buys delivery van. It is unknown which vehicle crossed the buffer.

I had an interesting brief discussion with one of the owners of 120 Callie Rae Lane late last week. He took exception to the trail camera across Billy Romm Lane pointing at his house. I had a copy of the County's Plat in hand and asked whether he was aware that there was a 5' Non-Access Buffer that ran the length of his property. I told him the reason for the trail camera was repeated Non-Access Buffer violations and that the camera was pointed at Billy Romm Lane to capture these violations of the Buffer. He was completely dismissive of the Buffer and asked whether I had heard of 136 Billy Romm Lane. Although he didn't say it, the inference was the Buffer didn't apply. He then asked whether I was sure that it wasn't the County that was crossing the Buffer as "they were out there" (he didn't say when). I ended the conversation by saying my dialogue would continue to be only with the County when it came to violations of the mandated Buffer.

The owner proceeded to Kathy Romm's house where he told her that he wanted the camera removed. Kathy called me afterwards and asked that I remove the camera, which I did. Kathy took the opportunity to inform the property owner about the long sordid history of non-compliance by the subdivision owner during construction of his house. She invited him to be part of the solution going forward and ending these violations. Kathy told him that all of the three of the other residents on Billy Romm Lane were in agreement that it must end and that we all would continue to report violations to the County.

So, there seems to be some confusion on the part of the owner of 120 Callie Rae Lane about the relationship between his property and the family subdivision's former address - the 10-acre parcel formerly known as 136 Billy Romm Lane. It is my understanding that 136 Billy Romm Lane ceased to exist as an address once the subdivision was established and all addresses therein are Callie Rae Lane. A search of the County property records shows no results for 136 Billy Romm Lane. That said, the Deed posted to the County's property website for the subdivision shows 136 Billy Romm Lane. Perhaps the Deed should be amended to reflect the new reality of Callie Rae Lane.

Most disturbing about today's violation is that both of the owners of 120 Callie Rae Lane were at this house when the violation occurred. Since I removed my trail camera, I request that the County set up a video monitoring capability to help with enforcement of the County mandated Non-Access Buffer. A trail camera on my property will not be able to capture violations as the distance exceeds the detection capability of the trail camera's motion sensor. Perhaps the county could consider placing a monitoring capability physically on the Non-Access Buffer? What these repeated

violations of the Non-Access Buffer continue to show is that the only effective preventive solution is placement of a permanent physical barrier along the entire length of Billy Romm Lane adjacent to this family subdivision.

I have Cc'd my neighbors Kathy Romm and Jamie Jarvis on this email for their information so they are aware of my continuing engagement with the County and so they can provide additional viewpoints if they desire. I am happy to continue working this issue with you but at some point if escalation within the County is necessary, let me know and I will be happy to do that.

Al Nadolski  
158 Billy Romm Lane  
Moyock, NC 27958

**From:** [ALLAN NADOLSKI](#)  
**To:** [Donna Voliva](#); [Michelle Rogers](#)  
**Cc:** [Kathlyn Romm](#); [Jamie Jarvis](#)  
**Subject:** [EXTERNAL] Fwd: Callie Rae Lane Family Subdivision 5" Non-Access Buffer Violation  
**Date:** Wednesday, April 19, 2023 7:54:59 AM  
**Attachments:** [IMG\\_5333.jpeg](#)

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Adding attached photo from this morning to this email thread. The soil preparation, probably for seeding, does not include the strip from the driveway extension to Billy Romm Lane as described in Mr. Jarvis' email below.

Like Mr. Jarvis, I too look forward to the County's response.

Al Nadolski



Sent from my iPad

Begin forwarded message:

**From:** Jamie Jarvis <[jamesmjarvisjr@gmail.com](mailto:jamesmjarvisjr@gmail.com)>  
**Date:** April 18, 2023 at 11:03:59 AM EDT  
**To:** ALLAN NADOLSKI <[arnusna77@aol.com](mailto:arnusna77@aol.com)>  
**Subject:** Re: Callie Rae Lane Family Subdivision 5' Non-Access Buffer Violation

Following up on this email again since I have not seen a response from the County. It appears today, Mack has hired someone to till up the entire yard (i assume for grass), however has left the driveway that accesses Billy Romm Lane. Can someone please get back with us so this can be rectified ASAP.

Thanks!

*This message was sent on behalf of*

**Jamie Jarvis**

Phone: 757-435-6645

On Thu, Apr 13, 2023 at 6:28 PM Jamie Jarvis <[jamesmjarvisjr@gmail.com](mailto:jamesmjarvisjr@gmail.com)> wrote:

All -

I completely agree with Al's comments below and would like an explanation of what the county is doing to rectify this situation. It was brought to the county's attention multiple times before the CO was given in which we were ensured that the access to Billy Romm Lane from the new construction would be removed before CO was approved (which it has not). We have confronted Scott Mack directly as well, letting him know that we want the access to be removed which again he has made no effort to do except to continue to wipe clean the tracks. I suggest that he place the same blockade across the Billy Romm Lane access that he placed at the end of Callie Rae Lane to keep people from using it originally until the county is able to resolve this issue (I believe pictures were provided to the county so everyone should be aware of the reference). If we need to escalate this matter to someone else to assist, then please provide contact information, so we can escalate.

It's very unfortunate that we are continuing to have to reach out in regards to the lack of morals and general decency of Scott Mack to follow the criteria of the subdivision and met with little urgency from the county on the issue. Please provide insight by COB Monday 4/17 if you are not able to review and respond before then.

Thanks!

**Jamie Jarvis**

Phone: 757-435-6645

On Thu, Apr 13, 2023 at 3:22 PM ALLAN NADOLSKI <[arnusna77@aol.com](mailto:arnusna77@aol.com)> wrote:

Ladies, another violation to report today associated with 120 Callie Rae Lane and crossing the 5' Non-Access Buffer adjacent to Billy Romm Lane and mandated by the County. There were 3 vehicles at that residence this morning: a large lifted pickup (owner), a dark Audi SUV (co-owner) and a white Best Buys delivery van. It is unknown which vehicle crossed the buffer.

I had an interesting brief discussion with one of the owners of 120 Callie Rae Lane late last week. He took exception to the trail camera across Billy Romm Lane pointing at his house. I had a copy of the County's Plat in hand and asked whether he was aware that there was a 5' Non-Access Buffer that ran the length of his property. I told him the reason for the trail camera was repeated Non-Access Buffer violations and that the camera was pointed at Billy Romm Lane to capture these violations of the Buffer. He was completely dismissive of the Buffer and asked whether I had heard of 136 Billy Romm Lane. Although he didn't say it, the inference was the Buffer didn't apply. He then asked whether I was sure that it wasn't the County that was crossing the Buffer as "they were out there" (he didn't say when). I ended the conversation by saying my dialogue would continue to be only with the County when it came to violations of the mandated Buffer.

The owner proceeded to Kathy Romm's house where he told her that he wanted the camera removed. Kathy called me afterwards and asked that I

remove the camera, which I did. Kathy took the opportunity to inform the property owner about the long sordid history of non-compliance by the subdivision owner during construction of his house. She invited him to be part of the solution going forward and ending these violations. Kathy told him that all of the three of the other residents on Billy Romm Lane were in agreement that it must end and that we all would continue to report violations to the County.

So, there seems to be some confusion on the part of the owner of 120 Callie Rae Lane about the relationship between his property and the family subdivision's former address - the 10-acre parcel formerly known as 136 Billy Romm Lane. It is my understanding that 136 Billy Romm Lane ceased to exist as an address once the subdivision was established and all addresses therein are Callie Rae Lane. A search of the County property records shows no results for 136 Billy Romm Lane. That said, the Deed posted to the County's property website for the subdivision shows 136 Billy Romm Lane. Perhaps the Deed should be amended to reflect the new reality of Callie Rae Lane.

Most disturbing about today's violation is that both of the owners of 120 Callie Rae Lane were at this house when the violation occurred. Since I removed my trail camera, I request that the County set up a video monitoring capability to help with enforcement of the County mandated Non-Access Buffer. A trail camera on my property will not be able to capture violations as the distance exceeds the detection capability of the trail camera's motion sensor. Perhaps the county could consider placing a monitoring capability physically on the Non-Access Buffer? What these repeated violations of the Non-Access Buffer continue to show is that the only effective preventive solution is placement of a permanent physical barrier along the entire length of Billy Romm Lane adjacent to this family subdivision.

I have Cc'd my neighbors Kathy Romm and Jamie Jarvis on this email for their information so they are aware of my continuing engagement with the County and so they can provide additional viewpoints if they desire. I am happy to continue working this issue with you but at some point if escalation within the County is necessary, let me know and I will be happy to do that.

Al Nadolski  
158 Billy Romm Lane  
Moyock, NC 27958