

# REQUEST FOR BOARD ACTION

## HENDERSON COUNTY

### BOARD OF COMMISSIONERS

**MEETING DATE:** February 5, 2024

**SUBJECT:** Nuisance enforcement

**PRESENTER:** Charles Russell Burrell

**ATTACHMENT(S):** Photos of property at 635 McMinn Rd.

#### **SUMMARY OF REQUEST:**

Teresa A. Conner is the record owner of real estate located 635 McMinn Road, Hendersonville, (Henderson County PIN 9671716305, REID 9962441, hereafter the "Property"). The County is informed and believes that this property is security for a mortgage, currently held or serviced by Nationstar Mortgage LLC.

The Property has been cited four (4) times since January 1, 2023, under the County's Nuisances ordinance (Chapter 52 of the Henderson County Code). The citations were issued January 10, 2023, April 3, 2023, July 25, 2023 and November 27, 2023. The total fines accrued under these citations are in excess of \$18,000. According to Henderson County Code Enforcement personnel there has been no substantial improvement in the property since the first citation. (See attached photographs.)

County staff will be present and prepared if requested to give further information on this matter.

#### **BOARD ACTION REQUESTED:**

Approval of enforcement action pursuant to N.C. Gen. Stat. §153A-140.2

If the Board is so inclined, the following motion is suggested:

***I move that the Board give notice that the owner of the property located at 635 McMinn Rd. is a chronic nuisance violator as that term is defined in §153A-140.2, and, if necessary, proceed with enforcement action***





