

REQUEST FOR BOARD ACTION

HENDERSON COUNTY

BOARD OF COMMISSIONERS

MEETING DATE: August 3, 2026

SUBJECT: Monteith Chronic Nuisance Property

PRESENTER: Charles Russell Burrell, County Attorney
Matt Champion, Code Services Director

ATTACHMENT(S): Chronic Nuisance Declaration
Cost Estimate

SUMMARY OF REQUEST:

This item is back before the Board on the matter of chronic nuisance property, as that term is used in N.C. Gen. Stat. §153A-104.2.

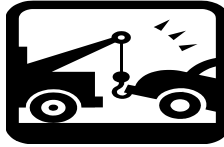
- The Board is reminded of its previous finding, on July 16, 2025, that the property located at 0 Banner Farm Rd with geographical information system as PIN 9630751906, was on that date a chronic nuisance property, in that it had three times within the last year been cited as a nuisance property under the County's nuisance ordinance, found in Chapter 52 of the Henderson County Code.
- Since the Board's previous finding, the owner of the property was notified by certified mail and by posting on the property of the Board's finding.
- After the notification of the owner, County staff again visited the property, and found no improvement, such that the property still constitutes a nuisance under Chapter 52 of the County Code.
- Staff have obtained estimates on the cost of removing the items which make up the nuisance on the property. The lowest estimate obtained is for a cost of \$10,600.
- The tax value of the property is \$161,500.

BOARD ACTION REQUESTED:

Staff requests authorization to contract to remove the nuisance from the site, and to impose a lien on the property (to be collected as back taxes) for the cost of remediating the nuisance.

SUGGESTED MOTION. If the Board is so inclined the following motion is suggested:

I move that the Board authorize staff to contract for the remediation of the nuisance on this property, obtain a lien on the property and repayment for the cost of the remediation pursuant to N.C. Gen. Stat. §153A-104.2.



FLETCHER TOWING, LLC.

June 16, 2026

Henderson County Code Enforcement
100 N. King Street
Hendersonville, NC 28792

Re: Proposal to Remove Vehicles on Eric Monteith Property

This is a proposal to remove and store 12 vehicles in violation belonging to Eric Monteith at 219 Banner Farm Road. The cost for Fletcher Towing to remove all 12 vehicles from the property and storage for 10 days will be a total of \$10,600.00. The breakdown of the fees include \$3,600.00 for vehicle removal from the property, \$1,000.00 for debris disposal at Henderson County Landfill, and \$6,000.00 for 10 days of storage for 12 vehicles below:

1969 Ford F-600 - 560DCF35154
1980 Dodge Ram 150 Van – No access to the vin number
1986 Nissan Truck – JN6ND06Y9DW040476
1981 Datsun Truck – JN6MD06S3BW005219
1958 Mercury Car – No access to vin number
1984 VW Bus – WV2ZB0259HH030965
1977 Keystone Coach Toyota Cab – R167737MMT
1986 Ford Ranger – 1FTBR10C7HUB71993
1979 F-100 Custom – No access to vin number
1975 Dodge B30 Sportsman Demolished RV – B30BF3V011500
1989 Honda CRX – JMMED8361JS025308
1988 Honda CRX - JHMED8364JS006705

Henderson County Code Enforcement will give Fletcher Towing permission to dispose of the vehicles at their discretion after the 10 day storage period.

Fletcher Towing will not be held responsible for any property damage while removing the vehicles.

Sincerely,

Dwayne Cutshaw

**419 Butler Bridge Rd
Fletcher, NC 28732
fletchertowing@att.net
828-684-6300 (Office)**