Council Member ____ made a motion to approve the following resolution. A vote of ____.

TOWN OF BLACK MOUNTAIN

AUTHORIZING DEMOLITION OF THE VETERAN'S PARK CONCESSION STAND UNDER THE NC SMART DEBRIS PROGRAM

RESOLUTION NO. R-25-76

WHEREAS, the Town of Black Mountain owns the concession stand building at Veteran's Park, located within the Special Flood Hazard Area (SFHA) and partially within the regulated floodway of the Swannanoa River; and

WHEREAS, construction of enclosed or habitable structures within a designated floodway is prohibited under National Flood Insurance Program (NFIP) and Town of Black Mountain Flood Damage Prevention Ordinance requirements; and

WHEREAS, the concession stand was inundated during Tropical Storm Helene (DR-4827-NC), resulting in extensive structural and electrical damage; and

WHEREAS, because of its location within the SFHA and partially within the floodway, the structure cannot be repaired or replaced in its current location under federal and state floodplain management regulations; and

WHEREAS, the structure was originally constructed without appropriate permits, including a No Rise Certificate, and cannot be insured or covered by FEMA funds; and

WHEREAS, the building's condition presents a public health and safety hazard due to flood damage, mold, and structural instability; and

WHEREAS, the NC SMART Debris Program, administered by the North Carolina Department of Emergency Management, has confirmed that demolition and debris removal for this structure are eligible for assistance under the program at no cost to the Town; and

WHEREAS, removal of the building will eliminate a noncompliant structure, reduce flood risk, and support long-term park restoration and resiliency goals;

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF BLACK MOUNTAIN THAT:

1. The Town Council hereby authorizes staff to arrange for the demolition of the Veteran's Park concession stand located within the Special Flood Hazard Area and floodway, utilizing assistance available through the NC SMART Debris Program.
2. The Town Manager, or their designee, is authorized to execute any and all documents necessary to facilitate demolition, debris hauling, and site stabilization in accordance with federal, state, and local requirements.

Adopted this the 1st day of November, 2025.

_____

C. Michael Sobol, Mayor

Attest:

_____

Wesley M. Barker, Town Clerk