

RCHHC Meeting Minutes, 07/08/2026, 7pm at 129 Carrier St

Attendees:

Lew Gelfond	Susan Jenson
Philip Aschman	Tim Yanasak
Laura Yanasak	Sandy Broadwill
Michael Broadwill	Steve Rasmussen
Devin Chapman	Ben Judkin
Claire Siegel	Nolin Taneja
Brendan McDannell	Victoria Williamson

A. WELCOME & INTRODUCTIONS: Steve Rasmussen, RCHHC Chair. We went around the room introducing ourselves and providing the street we live on.

B. APPROVAL OF MINUTES: from 05/13/2026 meeting;

Minutes approved unanimously.

C. NEW BUSINESS

1. **Pickleball noise update:** Sally Grau was not able to attend so Steve gave an update. Discussion about meeting with the Pickle Ball Association and Steve and Sally. Parks and Recreation has agreed to change the hours at the Malvern Hills Park Pickle ball court to 8AM to 9PM. Signs were posted with the new hours and agreed to turn the lights out on the courts.

Discussion about Sally's effort to save the Malvern Hills Pool and as many pointed out there is a banner on the fence announcing the opening in Summer of 2028. We talked about our NA doing a special event and getting Sally involved in a ribbon cutting!

2. **Police chief search:** The City is preparing to hire a permanent Chief of Police, and the Coalition of Asheville Neighborhoods(CAN) is encouraging members to contact the City Manager to endorse the appointment of Interim Chief Jackie Stepp. See CAN's endorsement letter under Addenda, below*. Ms. Stepp has been involved in CAN meetings and is even representing her neighborhood at CAN. Her background is over 20 years in APD and oversaw the Community Engagement Division. For more Ms. Stepp info visit [here](#).

We discussed whether to add our NA as an endorsement or submit individually. The vote was tied and it was decided to present her qualifications here and allow our members individually to endorse. If you do send an endorsement send an email to the Asheville City Manager at dkwesley@ashevillenc.gov. Selection will be made by the end of September 2026.(The City also has a public-input survey at: <https://www.surveymonkey.com/r/8T25P77>.)

3. **MPO Pedestrian & Bicycling Advisory Committee:** RCHHC member Sandy Broadwill gave a report of the formation of the Advisory Committee. As a staff member of The French Broad

River Metropolitan Planning Organization(<https://frenchbroadrivermpo.org/>), she will keep our NA informed about any policies or decisions that might affect our neighborhood.

This Organization does all the regional transportation planning for Buncombe, Haywood, Henderson and Madison Counties. Basically it is a forum of planning staff and elected officials from these counties who meet to make decisions about transportation. Decisions about for example greenways, bike lanes, or highways, are approved by MPO first, then the funds are distributed to communities. Decisions are only made on State owned roads, not city owned streets or roads. There was a Citizen lead committee, and based on low participation, it was dissolved and another form of Citizen input was started. This Pedestrian and Bicycling Advisory Committee was formed. The committee will be 9 members consisting of 5 from applications and 4 appointed by each county.

A discussion about bicycle safety and it was pointed out that there are classes by Asheville on Bikes and the next one is this Saturday July 11.. Register [Here](#) Sign up for the newsletter for notification of the next bicycle safety classes.

D. OLD BUSINESS:

Tim reported that he attended the “Anti displacement and Affordable Housing stakeholder workshop” meeting. See project page [here](#) See summary of May 20 workshop.. In attendance was City Planning, the City Manager, Council, developers and builders, and activists. The group had roundtable discussions to discuss 3 changes proposed to the UDO(Unified Development Ordinance.) Changes proposed:

- 1) Allowing Duplexes throughout the City(currently there are limits to where duplexes can be built) and allowing an ADU in addition to the duplex.
- 2) Limiting or eliminating the minimum parking requirements for new buildings. It depends on the area of the city where parking is required. Tim gave an example of Haywood Rd; the parking requirements are waived, yet 2 blocks off of Haywood it is required. The developers' case for removing or limiting parking requirements is that it would make it possible to build more units and reduce costs for building projects.
- 3) Change the size of the ADU(Accessory Dwelling Unit). Currently the limit is 70% of the main house and 800 square feet. It is proposed to change it to 90% of the main house and a maximum of 1200 square feet.

Tim shared some of his research and concluded that these changes might not help the “affordable” housing crisis. There was talk in this meeting about offering subsidies to homeowners who build new ADUs in exchange for an extended commitment to keep their prices affordable for low income renters or buyers to allow them to reside in these homes. He felt that density might be OK when there are shared resources, but that developers seem to be using "affordability" as a way just to talk us into letting them build as much as they want.

Steve shared that there was a comment in the CAN meeting relating to parking requirements and the proposal for reduced bus service; how do these square? Sandy shared that she heard

from planners that the public input for bus service changes resulted in negative feedback from the community.

The next meeting is to be held at the end of this month.

OTHER BUSINESS

Lew Gelfond wanted to announce that his son Jensen is hosting a Tech Tuesday- every Tuesday from 11 AM to 1 PM at 12 Baskets. Bring your phone or laptop. They offer tech support, a cell phone repair, training session, and offering a low cost cell phone plan.

Clair mentioned that there are “repair cafe” events coming up. Repairs available for small appliances, sewing, etc. Review the calendar [here](#).

Comments about the Block Party were discussed and Devin asked for any feedback. The consensus was that it was a huge success.

E. COMMITTEE REPORTS

1. Plan on a Page Committee

Report on the committee’s July 1 meeting. Victoria shared that as was decided in the last meeting that the PoP committee will meet regularly on the first Wednesday of the odd month and our first kick off meeting was July 1 at the Mocha Box Cafe(great meeting space for a small group!). The group included 3 members of the new expanded area of our neighborhood. The former NA RCC, started the process of the plan, but put it on hold to include members of the newly formed NA. The kickoff introduced resources for developing the plan, such as templates, examples of nearby neighborhood plans, the Asheville City Master plan, etc. This material was shared with the members of the committee. The next meeting will be September 2. The time will be determined to insure Sandy Broadwell can attend since there is a conflict.

2. C.A.N. Update.

A discussion of the May 28 C.A.N. meeting featuring Interim Police Chief Jackie Stepp, City Councilmember Bo Hess, and new City Manager DK Wesley. This meeting discussed the New funding for a consolidated com center to share camera access in one place.

Steve announced that CAN will be hosting a City Council Candidates. Forum on August 26 beginning at 6:00 at Stevens Lee Community Center.

July 23 is CAN’s “membership” meeting at 6pm at the Asheville East Public Library. This is regularly scheduled on the last Thursday of every month in the odd months. These meetings are open to any Asheville resident. The July meeting will be a special meeting for Mayor Mannheimer presentation and Q&A.

Congratulations to Sally Grau of RCHHC as CAN’s Government Relations representative.

3. School Committee.

There was a question about a new obelisk on the grounds and Philip answered that it is a tower for habitat built for the Chimney Swift migration. The principal's partner researched and designed a tower and it has removable panels that will allow the students to decorate.

Steve pointed out that there was an unused chimney on top of the school building. Steve identified this fact when LSH was doing the renovation of the school- to not disturb this chimney. Philip pointed out that this migration is attended by many and occurs in the Fall, usually September.

The meeting adjourned at 8:15 PM. The next meeting will be September 9. Location TBD.

F. ADDENDA:

*C 2. **Police chief search** -- CAN endorsement letter:

June 17, 2026

To: D.K. Wesley, Asheville City Manager

Dear D.K.,

On behalf of the Coalition of Asheville Neighborhoods (CAN), I am pleased to express our strong support for Interim Chief Jackie Stepp as the next Chief of the Asheville Police Department.

Chief Stepp has brought more than 20 years of distinguished service to APD and has demonstrated exceptional leadership through her progression from lieutenant to captain, deputy chief, and now Interim Chief. Her extensive experience, deep knowledge of the department, and longstanding relationships within our community make her uniquely qualified to lead APD.

Throughout her tenure, Chief Stepp consistently engaged with neighborhood associations, maintained open lines of communication, and demonstrated a commitment to community-oriented policing. During her six months as Interim Chief, she has earned the trust and confidence of both officers and residents through her professionalism, sound judgment, ethical leadership, and thoughtful response to community concerns.

Chief Stepp understands both the operational demands of modern policing and the values that define Asheville. She has proven herself to be a collaborative leader, an effective communicator, and a dedicated public servant who is committed to public safety and community trust.

CAN has full confidence in Chief Stepp's ability to lead the Asheville Police Department with integrity, accountability, and vision. We strongly encourage her appointment as Asheville's next Chief of Police.

Sincerely,

Dan Rogers

President

Coalition of Asheville Neighborhoods