

OAK HILL

Fall 2017 www.oakhilltn.us NEWS

HALL INCOME TAX

The largest revenue stream for the City of Oak Hill is the Hall Income Tax. This is a tax required by the State of Tennessee and paid (if required individually) on your annual State of Tennessee Income Tax Return.

The amount paid to the State is divided between the State and the local community. In order for the local community to receive their share, a resident must include Oak Hill in the City box on the return.

Recently, the State of Tennessee created a plan to eliminate this tax over the next 5 years or so. The initial rate was 6%, last year the rate fell to 5%. Each year the rate will fall by 1% until the tax is eliminated. This of course means that in future years, the City of Oak Hill will be losing a significant amount of its' annual revenue. At the 6% rate, the city would receive around \$450,000, with the change to 5%, the city received \$350,000. It is estimated that at 4%, the city will receive about \$270,000. This will continue to decline until it is eliminated.

Most recently due to this change, the Board of Commissioners discussed possibilities to offset this significant loss in revenue. One of the more popular ideas is to pass on the cost for garbage/recycling services. This service currently costs the city about \$375,000 per year.

The City of Oak Hill Board of Commissioners will be discussing this issue until they determine how the City should handle the loss of revenue.

SNOW/SALT CONTRACT

The City conducted a sealed bid process this summer since the contract for snow removal and salt application during winter storm events had expired.

The low bidder for this contract was the same company the city currently uses:

Mid-Tennessee Erosion Control

The Board of Commissioners authorized a contract with Mid-Tennessee Erosion Control for Three (3) years beginning in July 2017.



- Bulk Building Regulations
- Budget Report
- Garbage/Recycle Service

The mission of the City of Oak Hill is to preserve its natural resources and residential environment; to offer an enhanced level of services to its citizens; and to provide a strong sense of community pride with historical awareness all within close proximity to a world-class metropolitan area.

Opt-In to Receive Important Updates

The City releases important information to residents in the form of an eBlast which is sent directly to your email. To Opt-In to receive these news and updates, please visit:

<http://cityofoakhilltn.us>

on the left side is the envelope icon "Notify Me" click on this link to sign up.

Residents who opt-in will receive information regarding the quarterly eNewsletter and upcoming events and deadlines along with other topics. Official information from the City of Oak Hill is distributed from Administration @oakhilltn.us, jeff.clawson@oakhilltn.us, robyn.kevin@oakhilltn.us only. Please add these emails to your safe sender list.



Board of Zoning Appeals

The purpose of this article is to detail (generally) the process that the City of Oak Hill follows to ensure that all projects meet the requirements per Oak Hill ordinances in reference to zoning requirements.

It is highly recommended that as soon as you know about your project you contact the city to discuss the details of your project. More often than not, the city can help you to avoid zoning pitfalls that may delay your project and/or increase your architectural and engineering costs.

Once the initial meeting has taken place with a representative of the city, you should be able to complete all design information knowing what type of regulations will affect your project and how best these regulations can be addressed.

After completion of your design drawings/plans, all information should be brought back to the city for review. At this point, you will be expected to complete an application and pay a fee if your project requires attention by the Board of Zoning Appeals (BZA). The entire process from this point forward can be done in 30 days or less assuming that your information is accurate and complete.

The BZA meets regularly once a month on the third Tuesday at 5 p.m. The following is the schedule for the next 12 months:

October 17, 2017	November 21, 2017	
January 16, 2018	February 20, 2018	March 20, 2018
April 17, 2018	May 15, 2018	June 19, 2018
July 17, 2018	August 21, 2018	September 18, 2018

All designs, drawings and plans will be reviewed internally by building professionals, engineering professionals as well as city management. A final recommendation will be submitted to the BZA for their review and consideration.

BZA will meet with the Code Compliance Officer, who will provide a summary of the request and a recommendation from internal staff and external support staff.

The property owner and their respective representatives will make their presentation to the board. There will be a question and answer period for the board and then for neighboring property owners.

Once all individuals interested in speaking to the issue have been heard, the BZA will make a final decision.

Once their decision has been rendered, assuming approval, the owner can apply for their permit as early as the following day.

GARBAGE/RECYCLING SERVICES

The City bid garbage and recycling services about a year and one-half ago. The low bidder was a company called Red River. Red River was awarded the contract and began handling the City's garbage and recycling back door service beginning in March of 2016.

Red River struggled for about a year trying to figure out how to handle back door service. After about one year of service to the city with limited success, Red River asked the City and the City agreed to assign the contract to Clean Earth LLC.

Many of you may know that Clean Earth was the company the city used prior to the bid award to Red River.

Beginning in July 2017, Clean Earth started handling all day to day processes of pick up for garbage and recycling services. After a 30 day transition period, Clean Earth has established a schedule that works and is currently used. It is as follows:

All residents located South of Tyne Boulevard will be picked up on Monday each week. (If Monday is a Holiday, the Monday route will be picked up on Wednesday.)

All residents located North of Tyne Boulevard will be picked up on Tuesday each week.

See the city's website (www.oakhilltn.us) for additional details on garbage and recycling services.

Mayor
Heidi Campbell

Vice Mayor
Stacy WidELITZ

Commissioner
Ron Coles

Planning Commission

Wade Hill, Chair
Robert Diehl, Vice Chair
John Gillespie
Tim Wipperman
Michael Barry
Heidi Campbell, Mayor
Stacy WidELITZ, Vice Mayor
Liz Beavers
Diane Hayes

Board of Zoning Appeals

Jimmy Bradshaw, Chair
John F.K. Flanagan, Vice Chair
Mary Catherine Bradshaw
KC Abbot
Chris Taylor

Jeff Clawson 615-371-8291
City Manager

Administrative Assistant
Victoria Talbott 615-371-8291

Administrative Staff
Robyn Kevlin 615-371-8291

Building Official
John Bledsoe 615-371-8291

Safety Officer
Tommy Campsey 615-557-7329

Meeting Dates

All meetings will be held at the City Office:
5548 Franklin Pike Suite 102

Planning Commission Meeting
First Tuesday @ 5pm

Board of Zoning Appeals Meeting
Third Tuesday @ 5pm

Board of Commissioners Meeting
Fourth Tuesday @ 5pm

City Office
5548 Franklin Pike, Suite 101,
Nashville, TN 37220
Phone: 615-371-8291
Fax: 615-691-7788
Hours: Monday-Friday
8:00 a.m. - 4:00 p.m.



Planning Commission



The purpose of this article is to detail (generally) the process that the City of Oak Hill follows to ensure that all projects meet the requirements per Oak Hill Planning Regulations.

It is highly recommended that as soon as you know about your project you contact the city to discuss the details of your project. More often than not, the city can help you to avoid design pitfalls that may delay your project and/or increase your architectural and engineering costs.

Once the initial meeting has taken place with a representative of the city, you should be able to complete all design information knowing what type of regulations will affect your project and how best these regulations can be addressed. Planning addresses plat changes, steep slope and Radnor Lake Natural Area Impact Zone issues.

After completion of your design drawings/plans, all information should be brought back to the city for review. At this point, you will be expected to complete an application and pay a fee if your project requires attention by the Planning Commission (PC). The entire process from this point forward can be done in 60 days assuming that your information is accurate and complete.

The PC meets regularly once a month (Except December) on the first Tuesday at 5 p.m. The following is the schedule for the next 12 months: **Special Date**

November 7, 2017	December (No Meeting)	January 9, 2018
February 6, 2018	March 6, 2018	April 3, 2018
May 1, 2018	June 5, 2018	July 10, 2018
August 7, 2018	September 4, 2018	October 2, 2018

The PC is made up of the following two members from the Board of Commissioners (BOC) and seven members appointed by the Mayor:

- | | |
|------------------------------|-------------------------|
| 1. Wade Hill (Chair) | 6. Liz Beavers |
| 2. Robert Diehl (Vice-Chair) | 7. Tim Wipperman |
| 3. John Gillespie | 8. Heidi Campbell (BOC) |
| 4. Michael Barry | 9. Stacy WidELITZ (BOC) |
| 5. Diane Hayes | |

All designs, drawings and plans will be reviewed internally by building professionals, engineering professionals as well as city management. A final recommendation will be submitted to the PC for their review and consideration.

The property owner and their respective representatives will make their presentation to the board. There will be a question and answer period for the board and then for neighboring property owners.

Once all individuals interested in speaking to the issue have been heard, the PC will make a final decision.

Once their decision has been rendered, assuming approval, the owner can apply for their permit as early as the following day.

BUDGET REPORT

The Board of Commissioners adopted the annual budget for fiscal year 2017-2018 in May, 2017. The details of the budget are itemized in this report:

Revenue		Expense	
1.	State Income Tax \$ 375K	1.	Garbage Services \$ 372K
2.	State Sales Tax \$ 350K	2.	Chipper Services \$ 158K
3.	Local Sales Tax \$ 30K	3.	Street Maint \$ 120K
4.	TVA Fees \$ 52.2K	4.	Engineering \$ 35K
5.	Franchise Fees \$ 95K	5.	Capital Outlay \$ 228K
6.	Street Aid \$ 155K	6.	Wages \$ 275K
7.	Building Permits \$ 260K	7.	Benefits \$ 64.4K
8.	Planning Fees \$ 9.5K	8.	Admin Costs \$ 81.6K
9.	Interest \$ 48K	9.	Rent \$ 40K
10.	Misc \$ 5.3K	10.	Misc \$ 6K
11.	TOTAL \$1,380K	11.	TOTAL \$1,380K

The highlights of the budget include \$228,000 in capital for street improvements.

The City continues to hold approximately \$4,000,000 in investments and has no debt.

Oak Hill CodeRed Warning System in Time for Winter Weather



The CodeRed Weather Warning system is a free, customizable service provided to citizens of Oak Hill with weather warnings you want to receive. Categories include Tornado Warnings, Flash Flood Warnings, and Severe Thunderstorm Warnings. So if your property doesn't flood and you do not want to be awakened in the middle of the night by this concern, you can now opt-out of it, but still receive a call if a tornado is heading toward Oak Hill

**Choose
Only The
Warnings
You Wish
To
Receive**

All warning calls are made whenever the National Weather Service issues a warning for Oak Hill, but you will only receive the call if you sign up for the voluntary service.

You can sign up by going to the City's website, www.oakhilltn.us. During the enrollment process, you can choose the warnings you wish to receive. If you are already signed up and wish to change the type of warnings you receive, you can make changes on the website. Also, Apple product users can visit the iTunes store to download a free app from Emergency Communications Network. You can find the app by searching CodeRed in the app store. With this app not only will you be alerted when you are at home in Oak Hill, but also will receive a notification on your phone if the National Weather Service issues a warning for the area in which your phone is located.

QUICK CALL LIST

City of Oak Hill

5548 Franklin Pike, Suite 101
Nashville, TN 37220
Phone: 615-371-8291
FAX: 615-891-7788
www.oakhilltn.us

Contract Services

Chipper Service:
Clean Earth
615-371-8291
Garbage/Recycling Pickup:
Clean Earth
615-371-8291
Emergency:
911
Non-Emergency Fire:
615-327-1300
Non-Emergency Police:
615-862-8600
Mid-Town Hills Patrol:
615-880-1411
1443 12 Ave. South
Nashville, TN 37203
Oak Hill Safety Coordinator:
Tommy Campsey
615-557-7329

BULK BUILDING REGULATIONS

The City recently adopted new regulations for Zoning Classifications A and B. Zoning class A represents ¼ acre lots and zoning class B represents ½ acre lots. After considerable input from residents and a recommendation from the Planning Commission and the Board of Zoning Appeals, the Board of Commissioners adopted Ordinance O-17-08-01-90 an ordinance revising side yard setbacks and building height for zoning classes A and B. This ordinance was adopted in August, 2017. Specifically, the changes are as follows:

ZONING CLASSIFICATION A:

Changed side yard setbacks from 7 feet to 10 feet.
Changed maximum height from 35 feet to 32 feet.

ZONING CLASSIFICATION B:

Changed side yard setbacks from 12 feet to 15 feet.
Changed maximum height from 35 feet to 32 feet.

The City is now looking at options for zoning classifications C (1 Acre), D (2 Acre), E (3 Acre) and F (4 Acre). A proposed ordinance is on the City's website for review (www.oakhilltn.us).

This proposed ordinance will be discussed at all October meetings per the letter that was sent. Once a recommendation is made by the Planning Commission and the Board of Zoning Appeals, the Board of Commissioners will act on the recommended ordinance.

PLANNING/ZONING/BUILDING STATISTICS

The following statistics are for the second quarter of calendar year 2017:

1. Permits Issued—54 for a total construction value of \$18 Million
2. Inspections—62 Inspections conducted
3. Planning Commission—8 Cases heard
4. Board of Zoning Appeals—5 Cases heard
5. Conditional Use Permit (CUP)—2 Inspections



Official Publication

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