

Board of Commissioners
Bennie Heath – Chairman
Jerry Jones – Vice-Chair
Derek Burrell
Ray Johnson
Robert (Bobby) Taylor, Jr.



County Manager
Kyle J. DeHaven
County Attorney
Kevin MacQueen
Finance Officer
Sandy Shirtz

Request for Proposal Residential Redevelopment Project

Section 1 - Notice to Proposers

Greene County, North Carolina ("County") is soliciting sealed proposals from qualified residential developers for the purchase and development of County-owned property located on Capital Drive in Walstonburg, NC.

The County seeks a developer to design and construct a high-quality, cohesive single-family residential neighborhood. Proposers are encouraged to submit innovative development concepts and site layouts that maximize the potential of the property while meeting the minimum requirements outlined below. The site is served by existing public water and sewer infrastructure.

Proposals must be received no later than 12:00 Noon, Friday, June 5, 2026:

Kyle DeHaven, County Manager
229 Kingold Boulevard, Suite D, Snow Hill, NC 28580
Phone: 252-747-3446
Email: kyle.dehaven@greencountync.gov

Questions accepted through May 18, 2026 and will be posted for all applicants to view.

Greene County reserves the right to accept or reject any or all proposals, in whole or in part, at its sole discretion

Section 2 -Minimum Requirements

All proposals must meet the following:

- **Minimum Lot Size:** 14,000 square feet
- **Minimum Dwelling Size:** 1,600 heated square feet with attached garage
- **Architectural Standards:** Consistent and complementary residential design
- **Compliance:** Must comply with:
 - North Carolina State Building Code
 - Greene County subdivision, zoning, and stormwater ordinances
 - All applicable federal, state, and local laws

Section 3 – Development Approach

This RFP is intended to solicit developer-driven concepts. Proposals should clearly describe:

- Proposed lot layout and total number of lots
- Overall development vision and housing product type
- Architectural style and design standards

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- Approach to phasing and construction timeline
- Proposed amenities, landscaping, and neighborhood enhancements
- Strategy for maximizing value and marketability

Section 4 – Proposal Requirements

Submit a concise proposal including:

- Developer qualifications and relevant experience
- Conceptual site plan or layout
- Narrative of development approach
- Evidence of financial capacity
- Completed **Pricing & Development Schedule Form (Page 2)**

Section 5 - Evaluation Criteria

Proposals will be evaluated on overall best value to Greene County, including:

- Financial offer for the property
- Developer qualifications, experience, and demonstrated capacity
- Quality, creativity, and cohesion of the proposed development concept
- Adherence to minimum design and size standards
- Proposed timeline and ability to complete the project
- Quality of proposed amenities and neighborhood design

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Section 6 - Pricing & Authorization

Proposed Purchase Price (68 Lots – Base Proposal): \$ _____

Proposed Development Schedule:

- Phase 1 Completion: _____
- Phase 2 Completion: _____
- Final Completion: _____

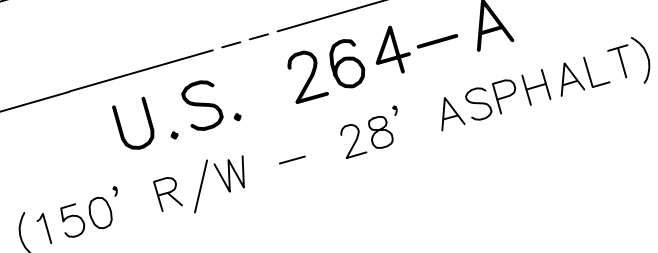
Authorized Signature: _____

Printed Name / Title: _____

Company Name: _____

Date: _____

Drawing:
Layout:
Plotted:

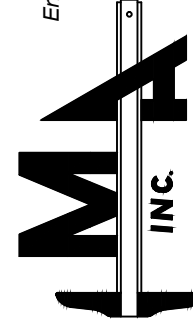


SKETCH PLAN
FOR

NORTHWEST GREENE
FOR
THE NORTHWEST GREENE INDUSTRIAL PARK SITE

McDAVID ASSOCIATES, INC.

Corporate License No. C-131



BRANCH OFFICE
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Facsimile: (919) 735-7351

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