



Apex Development Report

As of October 31, 2021

Report includes:

Population Projections
Growth Rates
Annexations
Rezoning (Includes PUDs)
Residential Development Projects
Non-Residential Development Projects

For more information or questions, contact the
Planning & Community Development Department:
919-249-3426

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POPULATION

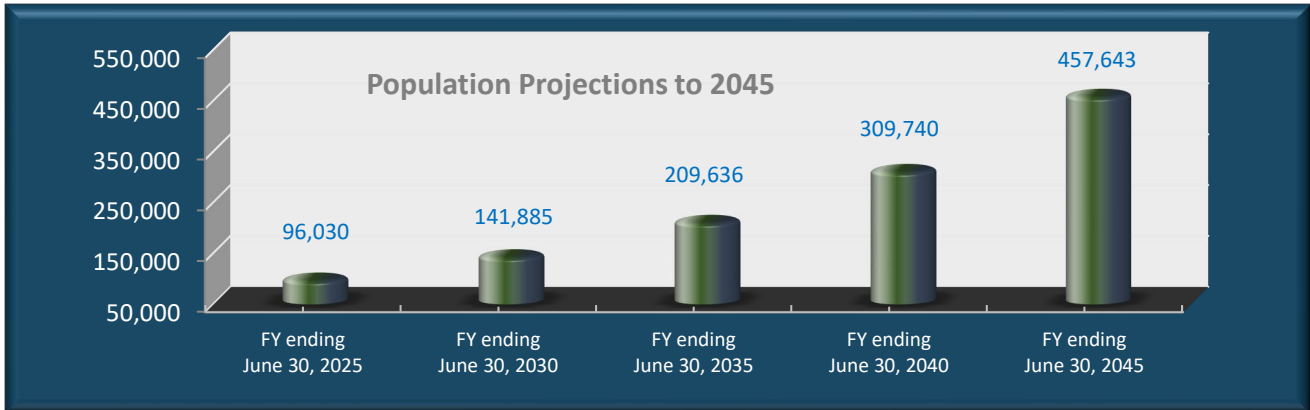
ESTIMATES

CURRENT POPULATION ESTIMATE: **71,425** as of October 31, 2021

POTENTIAL POPULATION INCREASE ESTIMATE OF REMAINING RESIDENTIAL PERMITS TO BE ISSUED: **12,780**

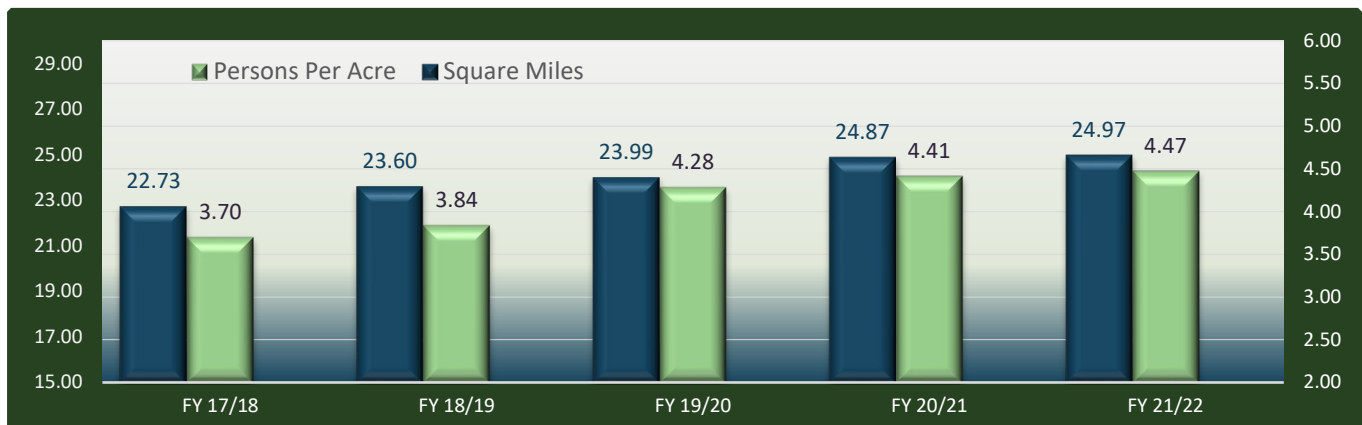
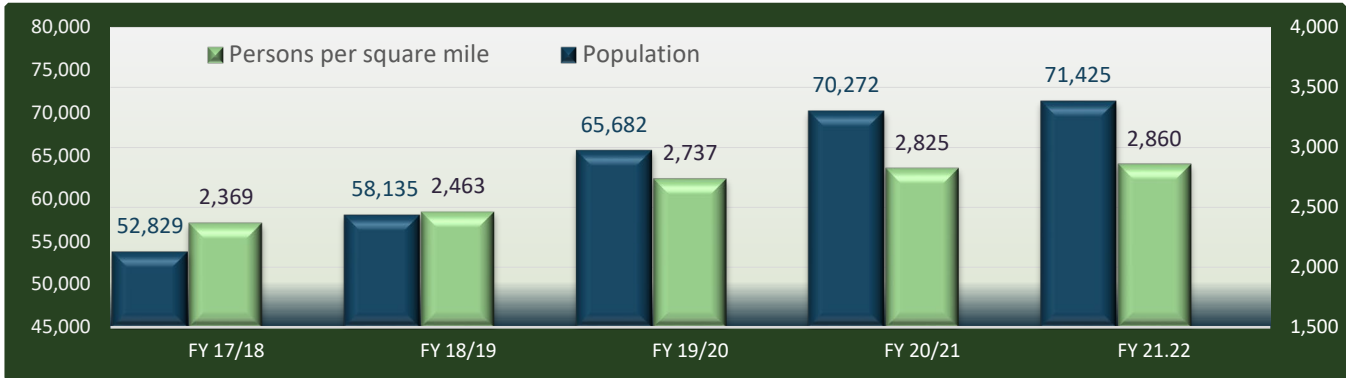
POPULATION PROJECTION ESTIMATE: **84,205**

Apex's estimated residents added are calculated by multiplying the number of residential C.O.'s issued by 2.83¹ persons per residential unit. Apex gained approximately **1,155** residents July-October or **9 residents per day**.



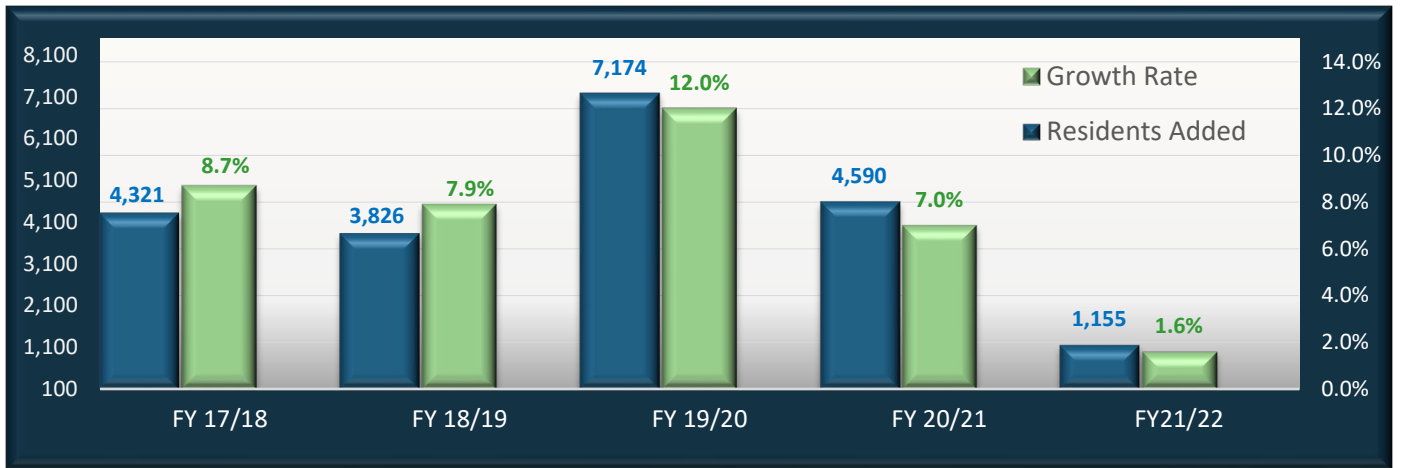
Apex's population projections are based on an average growth rate of **8.12%** (from the previous 5 fiscal years; 2016/17-2020/21). Please note our fiscal year runs from July 1 to June 30.

DENSITY

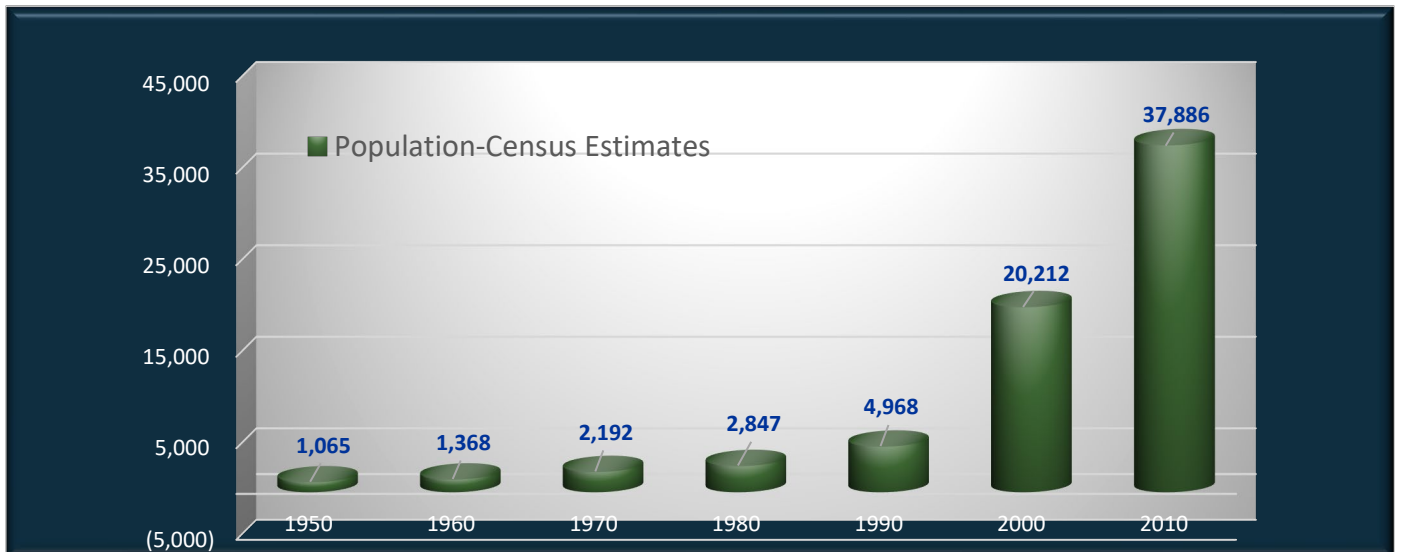


¹ Persons per household based on the 2010 US Census for Apex, North Carolina

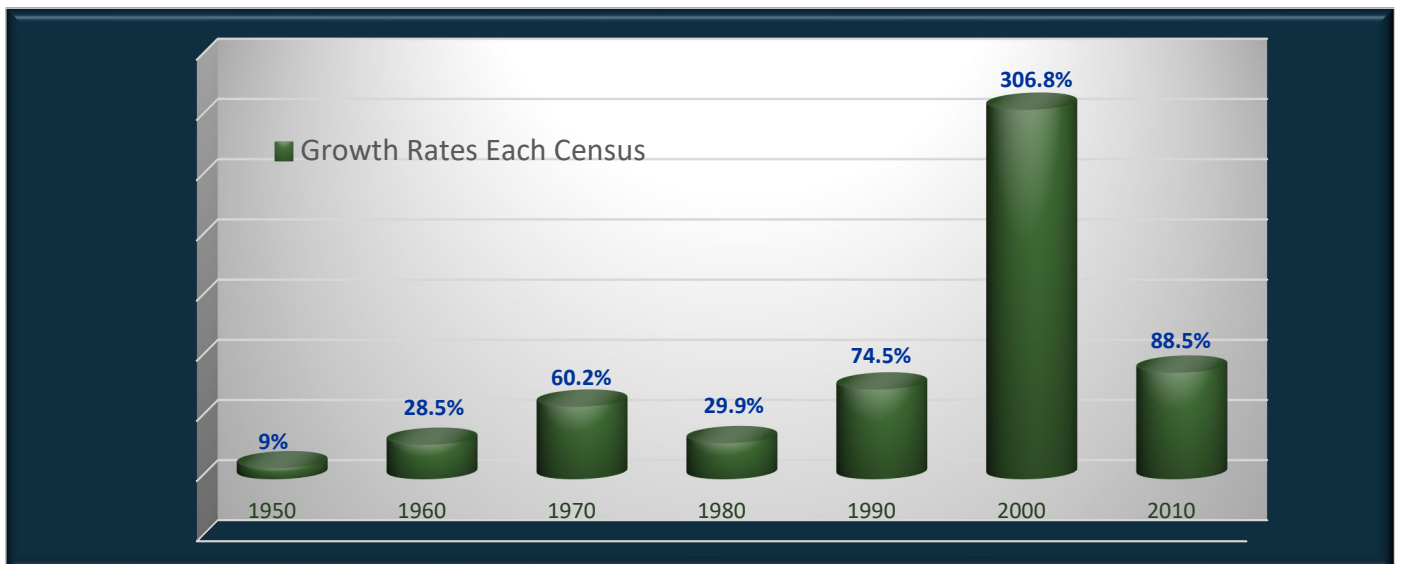
GROWTH RATES (Fiscal-Year)



HISTORICAL POPULATION (US CENSUS for APEX, NC)



GROWTH RATES (BASED ON US CENSUS POPULATION ESTIMATES FOR APEX NC)



RESIDENTIAL DEVELOPMENT

CURRENT RESIDENTIAL DEVELOPMENT PROJECTS

To review subdivision plans, applicant information and locate the projects listed below, please see the [Interactive Development Map](#).

Submittal Date	Project Name	Location/Address	Units	Acreage	Status/Approval Date
8/2/2021	Alderwood	Wimberly Road/Jenks Road	69	9.72	9/27/2021
2/3/2020	Ananda	Blazing Trail Dr	12	2	Under Construction
5/3/2021	Aquiline MCG	1538 E Williams Street	232	16.6	Proposed
12/3/2018	Belterra (f.k.a. Jordan Vistas)	New Hill Olive Chapel Rd	150	52.909	Under Construction
6/1/2021	Broadstone Walk	Apex Peakway/S. Hughes Street	164	1.11	8/26/2021
9/1/2016	Buckhorn Preserve	Richardson Road	344	124.642	Under Construction
1/3/2017	Castleberry Estates	816 Wimberly Rd	19	19.48	Under Construction
2/1/2018	Castleberry Trails	605-625 Wimberly Rd	22	11.31	Under Construction
1/3/2017	Center Street Station	1100 Center Street	45	7.43	Under Construction
10/2/2017	Colby Crossing	Colby Chase Drive	14	7.58	2/20/2018
1/2/1995	Crossings at Haddon Hall	Eyam Hall Drive	131	10.161	2/21/1995
8/3/2020	Depot 499	Apex Barbecue Rd/South Salem St	589	102.122	Under Construction
1/2/2020	Edwards Pond	504 W Chatham Street	13	4.81	Under Construction
8/1/2018	Ellsworth-Revision	8209 & 8233 Green Level Church Rd	37	30.544	Under Construction
6/1/2021	Friendship Station Sections 1-2	Humie Olive/Richardson Roads	232	29.86	9/23/2021
10/1/2018	Friendship Station Sections 4-6	Humie Olive/Olive Farm Roads	383	118.8	Under Construction
8/1/2017	Friendship Station Section 7	2800 Richardson Rd	82	13.82	Under Construction
2/1/2021	Friendship Station Section 7 Ph 4	Dallas Valley Lane	5	.46	Under Construction
4/1/2021	Gracewood	Old US Hwy 1	448	232.72	8/26/2021
11/1/2017	Grey's Landing	7124 Apex Barbecue Rd	14	6.89	Under Construction
11/1/2017	Holleman Hills Revision	3024 & 3028 New Hill Holleman Rd	71	23.97	Under Construction
2/1/2021	Holleman Hills South	5131 Church Road	25	10	4/22/2021
3/1/2018	Horton Park	Jessie Drive/Colby Chase Dr	271	146.899	9/18/2018
8/1/2019	Horton Park Pod 5 West	Jessie Drive/Colby Chase Dr	62	9.09	Proposed
4/1/2021	Hudson Landing	Roberts Road	22	10.54	6/24/2021
10/1/2019	Humie Olive Place	Blazing Trail Drive/Humie Olive Rd	8	2.00	Under Construction
12/2/2019	Jainix Green	Jenks Road/NC 540	13	12.07	Under Construction
9/8/2015	Jordan Manors	New Hill Olive Chapel Rd	240	121.1	Under Construction
11/1/2019	Jordan Oaks Revision	At Jordan Manors & Jordan Pointe	50	31.61	Under Construction
3/3/2014	Jordan Pointe	Old US 1 Hwy/Horton Rd	440	295.386	Under Construction
11/1/2019	Kings Grant	Mt. Zion Church Rd	44	11.30	Under Construction
3/4/2015	Lake Castleberry	Castleberry Rd	147	118.11	Under Construction
3/1/2017	Linden	Pricewood Ln & Winecott Dr	200	86.93	Under Construction
9/3/2019	Linden Lot 22	Olive Chapel Rd	11	4.46	Under Construction
3/2/2020	Linwood Creek Apartments	0 Wrenn St	18	2.75	5/28/2020
12/1/2015	McKenzie Ridge	Richardson & Humie Olive Rd	184	64.67	Under Construction
2/1/2018	Moorhous Condominiums	Laura Duncan Rd	8	3.62	Proposed
9/1/2020	Myrtle Place	3036 New Hill Holleman Road	3	.936	3/25/2021
12/3/2018	Old Mill Village Lt 5	Apex Peakway	12	1.44	3/28/2019
11/1/2019	Olive Ridge Revision	New Hill Olive Chapel Rd	151	56.16	Under Construction
3/2/2020	Perry Hills Ph 6	Kissena Lane	9	1.74	Under Construction
6/1/2020	Perry Hills Ph 7	Litton Street	7	1.73	Under Construction
5/1/2019	Poetry Fields	7800 Secluded Acres	12	5.7	8/22/2019
11/2/2020	Reams Grove-Revision	7500 Green Level Church Road	69	18.21	Under Construction
6/1/2020	Retreat at Cedar Crossing	433 New Hill Olive Chapel Rd	88	36.2	Under Construction
5/3/2021	Retreat at Friendship	Humie Olive Road	455	142.42	7/22/2021

Submittal Date	Project Name	Location/Address	Units	Acreage	Status/Approval Date
12/3/2018	Roberts Crossing	7013, 7029 & 7113 Roberts Rd	167	24.211	Under Construction
7/6/2015	Saddlebrook (Richardson West)	Richardson Rd/Olive Chapel Rd	112	70.6	Under Construction
8/1/2016	Smith Farm Phases 2-4 Revision	Olive Chapel Rd/Richardson Rd	442	172.99	Under Construction
7/7/2014	Stillwater	Richardson and Ragan Rds	243	133.41	Under Construction
2/3/2015	Sweetwater	US 64 at Jenks Rd	416	165.69	Under Construction
5/1/2019	Sweetwater Ph 9	3115 & 3233 US 64 Hwy	230	17.37	Under Construction
4/1/2019	The Courtyards on Holt	Holt Rd	89	28.839	Under Construction
7/6/2020	The Park at Wimberly	Wimberly Road & Double Helix Road	130	43.52	Under Construction
11/1/2006	The Pines at Wake Crossing	Roberts Rd	140	66.5	Under Construction
4/3/2017	The Pointe at Lake Castleberry	4213 Green Level West Rd	47	34.7	Under Construction
4/4/2016	The Preserve at White Oak Creek	Jenks/Wimberley Rds	330	133.02	Under Construction
10/1/2021	The Village at Depot 499	Apex Barbecue Road/S Salem Street	301	17.48	Proposed
5/2/2016	Townes at North Salem	N. Salem St	196	39.54	Under Construction
10/1/2018	Townes at Westford	2812, 2900, 3300 US 64 Hwy W	315	86.1	Under Construction
10/2/2019	Tullamore	1745 & 1802 Holt Rd	35	13.67	Under Construction
3/7/2016	Weddington	Green Level West Rd	190	134.85	Under Construction
12/1/2016	West Village	Kelly Road/Old US Hwy 1	380	163.34	Under Construction
8/1/2016	Whitehall Village Reserve	Apex Peakway	9	3.48	Under Construction
7/1/2021	Williams Farm	4525 Green Level West Rd	156	61.919	Proposed
12/3/2018	Willow Hills	New Hill Olive Chapel Rd	70	70.8	Under Construction
1/2/2018	Winston	Kelly Rd	9.51	10	Under Construction
8/1/2016	Woodbury (Bristol Assemblage)	2525 New Hill Olive Chapel Rd	400	149.995	Under Construction
2/1/2021	Yumeewarra Farm	8633 Humie Olive Road	56	18.737	4/22/2021

NON-RESIDENTIAL DEVELOPMENT

CURRENT NON-RESIDENTIAL DEVELOPMENT PROJECTS

To review site plans, applicant information and locate the projects listed below, please see the [Interactive Development Map](#).

Submittal Date	Project Name	Location/Address	Square Footage	Acreage	Status/Approval Date
4/1/2020	1800 N Salem Street	1800 N Salem Street	13,500	1.97	6/1/2020
3/2/2020	3050 Lufkin Road	3050 Lufkin Road	14,931	3.3	Under Construction
2/1/2021	Ample Storage Ph 2	Ambergate Station	67,200	8.827	4/22/2021
8/3/2020	Apex Friendship Elementary School	7901 Humie Olive Rd	128,790	117.154	Under Construction
10/1/2021	Apex Main EMS Station	7001 Apex Barbecue Road	4,340	1.84	Proposed
10/1/2021	Apex Professional Square	1408/1410 Zeno Road	33,600	3.641	Proposed
8/3/2020	Belterra Amenity Center	Belterra Pointe Drive	890	52.909	10/22/2020
6/1/2021	Cash Corporate Center Lot B	0 Pristine Water Drive	234,000	22.62	9/23/2021
5/3/2021	Christian Brothers Automotive	1181 Pine Plaza Drive	5,335	1.305	6/24/2021
4/2/2018	Cool Pools	2309 Old US Hwy 1	8,500	3.28	Under Construction
9/1/2020	Crossroads Ford Truck Center	Key Ring Drive	16,006	18.13	Under Construction
7/1/2021	Depot 499 Amenity Center	Apex Barbecue Road	3,512	5.54	9/23/2021
2/1/2018	Eagles #12	Roberts Road	7,988	2.83	Proposed
10/1/2021	Economy Exterminators Storage	2160 N Salem Street	2,800	1.95	Proposed
6/1/2020	Fifth Third Bank	908 US 64 Hwy	2,452	1.181	Under Construction
11/1/2018	Freedom Square	3601 Green Level West Rd	31,979	5.34	Under Construction
3/1/2021	Friendship Station Recreation Site	8004 Humie Olive Road	825	1.61	4/22/2021

Submittal Date	Project Name	Location/Address	Square Footage	Acreage	Status/Approval Date
12/19/2017	Highline	209 N Salem Street	31,962	.48	Under Construction
4/1/2019	Holt Road Medical Office	1919 Holt Rd	15,006	1.279	Under Construction
12/2/2019	Hunter Street Station	76 Hunter St	16,543	.75	Under Construction
9/1/2021	Jenks Road Veterinary Hospital	7825 Jenks Road	20,000	6.6832	Proposed
6/3/2019	Jordan Lutheran Church	1201 Chapel Ridge Rd	3,509	6.9	9/26/2019
5/1/2018	Marriot Springhill Suites	1100 Marco Dr	63,000	5.29	Under Construction
2/1/2019	MCI Business Park Buildings 3 & 4	2121 E Williams St	25,000	5.12	Under Construction
7/2/2018	Middle Creek Pump Station	End of Colby Chase Dr	N/A	8.76	8/23/2018
2/1/2018	Moorhous Building	Laura Duncan Rd	33,231	3.64	4/26/2018
11/1/2016	Olive Chapel Professional Park	1409 & 1429 Chapel Ridge Rd	75,000	8.7	Under Construction
7/6/2020	Olive Ridge Amenity Center	8836 & 8848 Twin Ponds Lane	2,750	1.46	8/31/2020
2/3/2020	Peak Animal Hospital	1929 Holt Rd	6,900	1.27	Proposed
2/1/2019	Peak City Business Park Buildings 7-8	Energy Drive	61,400	4.65	Under Construction
5/1/2019	Peak City Business Park Building 9	2251 Energy Dr	15,750	2.14	Under Construction
7/6/2020	Peak City Business Park Building 10	Energy Drive	62,800	5.88	Under Construction
2/1/2021	Peak City Business Park Building 13	Energy Drive	9,600	1.07	3/24/2021
10/1/2021	Peak City Business Park Building 14	Energy Drive/Schieffelin Road	37,500	4.75	Proposed
2/3/2020	Peakway Property	2301 Apex Peakway	22,000	3.80	Proposed
7/1/2021	Pinnacle Park Lot 35	1086 Classic Road	3,600	1.62	9/23/2021
10/2/2017	Pleasant Park	3400 Pleasant Plains Rd	92.19	5,800	Under Construction
4/1/2021	Primrose School	614 Old Mill Village Dr	2.92	12,964	Proposed
1/2/2019	Professional Restoration Services	2003 Schieffelin Rd	3,750	.75	2/21/2019
6/14/2021	Project Delta	1201 Burma Drive	300,600	25.985	9/23/2021
1/4/2021	Project Protein	2100 Production Drive	30,576	10.0	Under Construction
5/3/2021	Reedybrook Square	1001 Reedybrook Crossing	9,000	1.96	Proposed
4/1/2020	Salem Pond Park Improvements	6112 Old Jenks Rd	207	12.05	5/28/2020
3/7/2016	Security Self Storage	7325 Vanclaybon Dr	134,842	10.971	8/2/2016
1/2/2019	Station 55	2248 E. Williams St	2,500	0.8157	4/25/2019
6/1/2018	Sweetwater Ph 9A &9B	3115 & 3233 US Hwy 64	105,739	17.37	9/3/2019
10/1/2019	Sweetwater Ph 10	Core Banks St	N/A	15.68	12/19/2019
7/1/2019	Tap Station Brewery	320 S. Salem Street	3,456	.82	Under Construction
10/1/2020	Tessie Properties Lot 2	2527 Schieffelin Road	7,400	1.25	Under Construction
6/1/2020	The Courtyards on Holt Club House	1341 Holt Road	2,700	28.839	8/27/2020
9/3/2019	The Shops at Broadstone	900 & 930 Broadstone Way	18,450	2.88	Under Construction
4/1/2020	The Upchurch	Roberts Road at NC 540	4,173	5.5021	Under Construction
5/1/2019	Towerview Business Center	1113 & 1115 Davis Dr	29,700	6.98	6/27/2019
9/1/2021	Town of Apex Inspections/Permitting	322 N Mason Street	14,000	1.74	Proposed
2/1/2021	Town of Apex Public Safety Station 6	Wimberly Road	11,768	3.45	3/25/2021
5/26/2021	Triangle Forest Products Office	4525 Sunset Lake Road	3,200	82.23	8/26/2021
5/3/2021	Triangle Math and Science Academy	351 New Hill Olive Chapel Road	97,471	20.07	8/26/2021
5/1/2019	Upchurch Commons Lot 5 Revision	420 Upchurch St	5,540	.57	Under Construction
12/2/2019	Upchurch Commons Lot 8 Revision	510 Upchurch St	8,100	.7	1/23/2020
10/1/2021	Veridea Master Subdivision—Non-Residential	NC 540/US 1/NC 55 Highways	N/A	1067	Proposed
3/1/2018	Vision Drive Early Care & Preschool	1001 Vision Dr	13,354	2.42	Under Construction
10/1/2021	West Village Amenity and Open Space	Kelly Road/Old US 1 Highway	750	161.34	Proposed

2021-2022 REZONINGS SUBMITTALS AND PENDING REZONING CASES

The Apex Planning Board holds the first public hearing to review and formulate a recommendation to the Apex Town Council. A second public hearing is held by the Apex Town Council for their final decision; to approve or deny a rezoning request.

Submittal Date	Project Name	Location	Acreage	Old Zoning	New Zoning	2045 LUM Amendment	Status
11/3/2020	20CZ14 Hackney PUD	2500 & 2600 Olive Chapel Road	79.79	RR	PUD-CZ	No	8/24/2021
3/1/2021	21CZ04 Williams Farm PUD	4525 Green Level West Road	61.919	RR	PUD-CZ	No	7/27/2021
4/1/2021	21CZ09 Alderwood PUD	Wimberly/Jenks Road	15.30	RR	PUD-CZ	Yes	7/27/2021
4/1/2021	21CZ10 Kelly Woods	Kelly Road/ Southwinds Run	19.86	RR & RA	MD-CZ	No	Denied
4/1/2021	21CZ11 Apex C-Store	3600 Old US 1 Hwy	5.37	R-40W	B1-CZ	Yes	9/28/2021
5/3/2021	21CZ12 Legacy PUD	US 64 Highway/ American Tobacco Trail	60.97	RR & R-80W	PUD-CZ	No	9/28/2021
5/3/2021	21CZ13 Evans Road PUD	Evans/Walden Road	34.573	RR	PUD-CZ	No	8/24/2021
5/3/2021	21CZ14 Holland Road PUD	Humie Olive Road/ Holland Road/ Old US 1 Highway	28.68	RR	PUD-CZ	No	Proposed
5/3/2021	21CZ15 Chapel Ridge Towns PUD	Barnside Lane/ Olive Chapel Road	21.6	RR	PUD-CZ	No	Denied
5/3/2021	21CZ16 Heelan PUD Amendment	New Hope Farm Road/ Olive Farm Road/ Humie Olive Road	142.42	PUD-CZ	PUD-CZ	No	7/21/2021
7/1/2021	21CZ17 Ten Ten Business Park	2132 Ten Ten Road	4.6	RA	LI-CZ	No	Proposed
8/2/2021	21CZ18 Olive Chapel Professional Park Amendment	0, 1400, 1460 & 1480 Chapel Ridge Road	8.45	O&I-CZ	O&I-CZ	No	Proposed
9/1/2021	21CZ19 1016 N Salem Street	1016 N Salem Street	0.426	RA	MD-CZ	No	Proposed
9/1/2021	21CZ20 3075 Lufkin Road Self Storage	3075 Lufkin Road	3.08	PC & PC-CU	LI-CZ	No	Proposed
9/1/2021	21CZ21 Beaugard Place at Weddington	Beaugard Place	3.3	RR	LD-CZ	No	Proposed
9/1/2021	21CZ22 Old Ivey Road Residential	1516 Old Ivey Road/ 7620 McQueens Drive	8.82	RR	LD-CZ	No	Proposed
9/1/2021	21CZ23 Scotts Ridge Office & Veterinary Hospital	6633 Apex Barbecue Road	1.448	RA	B1-CZ	Yes	Proposed
9/1/2021	21CZ24 KOBRA PUD Amendment (Leaf Spring School of Apex)	7501 Jenks Road	5.46	PUD-CZ	PUD-CZ	No	Withdrawn
9/1/2021	21CZ25 Villages of Apex PUD Amendment	Hunter Street/ Laura Duncan Road	3.62	PUD-CZ	PUD-CZ	No	Proposed
10/1/2021	21CZ26 Humie Olive Commercial	7525 Humie Olive Road	7.69	RR	B1-CZ	No	Proposed
10/1/2021	21CZ27 Tingen Road Residential	1010 Tingen Road	2.27	RA	HDMF-CZ	No	Proposed
10/1/2021	21CZ28 Retreat at Cedar Crossing PUD Amendment	New Hill Olive Chapel Road/Olive Glen Drive	36.54	PUD-CZ	PUD-CZ	No	Proposed

2021-2022 ANNEXATIONS SUBMITTALS AND PENDING ANNEXATIONS

The Town of Apex processes voluntary annexations through the annexation petition processes and are reviewed and approved by the Apex Town Council.

Submitted	Annex #	Location	Acreage	Project	Status
1/1/2019	682	1113 & 1125 Davis Drive	6.976	Towerview Business Center	Pending
6/1/2020	692	2220 E Williams Street	.15	Militoni Collective, LLC	Pending
11/2/2020	701	Olive Chapel Road	2.867	Hackney PUD	8/24/2021
11/2/2020	703	0 Old Smithfield Road	1.989	Smithfield Collision Center	Pending
3/9/2021	710	7500 Green Level Church Road	18.894	Reams Grove	8/10/2021
5/3/2021	711	US 64 Hwy & American Tobacco Trail	34.335	Legacy PUD	9/28/2021
5/20/2021	713	2924 Evans Road	1.97	Single-Family Dwelling	Pending
6/21/2021	714	1533 & 1537 Old Ivey Road	5.3821	2 Single-Family Dwellings	8/10/2021
5/27/2021	715	7808 Secluded Acres Road	4.73	Chinese Christian Church	Withdrawn
7/29/2021	716	3600 Old US 1 Highway	5.985	Apex C-Store	9/28/2021
8/2/2021	717	7612 Green Level Church Road	1.74	Single-Family Dwelling	Pending
8/30/2021	718	2000 Cabin Cove Road & 7517 Roberts Road	10.54	Hudson Landing	Pending
9/29/2021	719	5921 Farmpond Road	1.14	Single-Family Dwelling	Pending
9/30/2021	720	Amberlight Road & Dropseed Drive	20.083	Triangle Math and Science Academy	Pending