

Rezoning Application and Checklist

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500



Please complete all sections of the form and upload via the Permit and Development Portal (permitportal.raleighnc.gov). Please see page 12 for information about who may submit a rezoning application. A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved. For questions email rezoning@raleighnc.gov.

Rezoning Request			
Rezoning Type	☐ General use	☒ Conditional use	☐ Planned Development
	☐ Text Change to Zoning Conditions		
Existing zoning base district: R-1		Height:	Frontage:
Proposed zoning base district: R-6		Height:	Frontage:
Overlay(s): FWPOD		Overlay(s): FWPOD	
Helpful Tip: View the Zoning Map to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.			
If the property has been previously rezoned, provide the rezoning case number: N/A			

General Information		
Date: October 23, 2026	Date amended (1):	Date amended (2):
Property address: 8401 Honeycutt Road, Raleigh, NC 27615		
Property PIN: 1718105923		
Deed reference (book/page): Book 15849, Page 1969		
Nearest intersection: Honeycutt Rd & Falls of Neuse Rd		Property size (acres): 2.13
For planned development applications only:	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property Owner/Applicant*		
Printed Property Owner Name and Title:		
Printed Name: <u>Richard Ladd, Manager, LADD FAMILY PROPERTIES LLC</u>		
Printed Name: _____		
Property Owner Signature(s):		
Signature: _____		
Signature: _____		
Applicant Signature (If different than Property Owner) *:		
Signature: _____		
Signature: _____		

Contact Information
Property Owner/Applicant*
Name & Title: Richard Ladd, Manager, LADD FAMILY PROPERTIES LLC
Email: hwinstead@morningstarlawgroup.com
Phone: 919-590-0396
Name & Title:
Email:
Phone:
Point of Contact (If different than above)**
Point of Contact Name: Hunter Winstead, Morningstar Law Group
Email: hwinstead@morningstarlawgroup.com
Phone: (919) 590-0396
Point of Contact Name:
Email:
Phone:

Conditional Use District Zoning Conditions		
Zoning case #:	Date submitted: 10/22/26	OFFICE USE ONLY Rezoning case #
Existing zoning: R-1 w/FWPOD	Proposed zoning: R-6-CU w/FWPOD	

Narrative of Zoning Conditions Offered
1. The number of principal dwelling units developed on the property shall not exceed 10 dwelling units. 2. The apartment building type shall be prohibited. 3. The following principal uses shall be prohibited: (i) cemetery; (ii) school, public or private (K-12); (iii) day care center; (iv) golf course; (v) outdoor sports or entertainment facility; and (vi) parking facility. 4. The amount of tree conservation area required under UDO section 9.1.3.A.1. shall be 15%. 5. A minimum of thirty percent (30%) of the net site area of the property shall be designated as "Open Area." As used in this condition, "Open Area" means land area owned by a homeowner's association and located outside of any public right-of-way, lot developed with a residential dwelling unit, or parking area. 6. The post-development stormwater discharge peak flow rate for the property shall not exceed the pre-development peak flow rate for the 2-, 10- and 25-year storms. 7. The following post-construction practices shall be implemented: a. Stormwater outlets for collected runoff from on-site built-upon area shall use level spreaders or a primary treatment SCM on all point discharges; and b. SCMs shall be stabilized with sod rather than seeding when the dam is shaped to final condition, but prior to final conversion, subject to COR approval. 8. For any denuded areas on the property, the peak stormwater runoff leaving the site at each discharge point for the two-year storm, 10-year storm and 25-year storm shall be no greater during construction than for pre-development conditions.

The property owner(s) hereby offers, consents to, and agrees to abide, if the rezoning request is approved, the conditions written above. **All property owners must sign each condition page.** This page may be photocopied if additional space is needed.

Property Owner(s) Signature:  _____

Printed Name (and Title): _____

Rezoning Application Addendum #1	
Comprehensive Plan Analysis	OFFICE USE ONLY Rezoning case # _____
The applicant is asked to analyze the impact of the rezoning request and its consistency with the Comprehensive Plan. The applicant is also asked to explain how the rezoning request is reasonable and in the public interest.	
Statement of Consistency	
Provide brief statements regarding whether the rezoning request is consistent with the future land use designation, the urban form map, and any applicable policies contained within the 2030 Comprehensive Plan.	
1. Future Land Use Map. The property is designated Rural Residential on the FLUM. The Rural Residential category is intended for areas where "intensification to more urban uses is not expected due to watershed constraints and existing fragmented parcel patterns." This 2.13-acre parcel is a remnant at the edge of that area. It is bounded by the R-6-CU subdivision under development on the adjoining site (SUB-0041-2025) to the north and west, CX-3 and CX-3-PL commercial properties to the south, and NX-3-PL-CU mixed use across Honeycutt Road to the east. The Falls Watershed Protection Overlay District (FWPOD) is retained, so the watershed protections remain in place. Approval of the proposed rezoning would amend the FLUM to Low Scale Residential, the designation applied to the adjoining property at 8415 Honeycutt Road (Z-39-24). This amendment is reasonable in light of the development pattern surrounding this infill site. 2. Urban Form Map. The property has no Urban Form Map designation. 3. Falls Lake Area Plan. The property is in the Falls Lake Secondary Watershed Protection Area. Consistent with Policy AP-FL 1 (Falls Lake Secondary Watershed Zoning), the request does not add non-residential zoning. Consistent with Policy AP-FL 3 (Falls Lake Secondary Watershed Impervious Surface), the FWPOD is retained, which limits impervious surface and requires forestation area on the site. 4. Other applicable policies. The request is also consistent with the 2030 Comprehensive Plan policies listed on the attached continuation page.	
Public Benefits	
Provide brief statements explaining how the rezoning request is reasonable and in the public interest.	
The rezoning is reasonable and in the public interest because it allows additional housing on an underutilized infill site, which is adjacent to a new townhome development. The site is near existing streets and within walking distance of the retail, restaurant, and office uses along Falls of Neuse Road and at Lafayette Village. The rezoning extends the same zoning district and nearly the same conditions that the City approved for the adjoining property in Z-39-24. As a result, the site can develop as a coordinated part of that residential area, rather than remaining an isolated R-1 parcel between new residential development and commercial uses. The conditions protect the Falls Lake drinking water supply beyond UDO minimums. They control peak stormwater flows for the 2-, 10-, and 25-year storms both during and after construction, require level spreaders or primary treatment SCMs at point discharges, and apply sensitive-watershed sediment basin design standards. The conditions limit the intensity of development. They cap density at 10 units, prohibit the apartment building type and more intensive non-residential uses, and require 15% tree conservation area and 30% Open Area.	

Addendum #1: Statement of Consistency (continued)

8401 Honeycutt Road | R-1 w/FWPOD to R-6-CU w/FWPOD | Continuation of page 4

4. Other applicable 2030 Comprehensive Plan policies advanced by the request

LU 1.2 Future Land Use Map and Zoning Consistency; LU 1.3 Conditional Use District Consistency. The proposal is consistent with the Comprehensive Plan broadly and with the FLUM designation of the adjoining property. Updating the FLUM on the present site is reasonable because it reflects the recent development pattern surrounding the site.

LU 2.2 Compact Development; LU 8.10 Infill Development; LU 8.11 Development of Vacant Sites. The request allows infill development of a small vacant parcel that is constrained by an existing telecommunication tower and is next to existing streets and development.

LU 2.3 Open Space Preservation; LU 8.9 Open Space in New Development. The conditions require 30% Open Area owned by a homeowners' association and 15% tree conservation area.

LU 3.2 Location of Growth. The vacant site is within the City's planning jurisdiction and adjoins existing and approved development.

LU 3.5 Watershed Management. The conditions minimize stormwater impacts and protect the Falls Lake water supply.

LU 5.1 Reinforcing the Urban Pattern; LU 8.12 Infill Compatibility. The request matches the zoning district and conditions of the adjoining property in Z-39-24.

LU 5.4 Density Transitions. The request provides a low-density residential transition between the commercial uses to the south and the residential areas to the north and west.

LU 8.1 Housing Variety; H 1.8 Zoning for Housing. The request adds housing on a vacant site, and the 10-unit cap keeps it at a scale compatible with the adjoining subdivision.

EP 3.3 Drinking Water Supply Protection; EP 3.12 Mitigating Stormwater Impacts; EP 3.13 Erosion Control Measures. The conditions control peak stormwater flows for the 2-, 10-, and 25-year storms during and after construction, require level spreaders or primary treatment SCMs at point discharges, require double silt fencing along any stream, and apply sensitive-watershed sediment basin standards.

Rezoning Application Addendum #2	
Impact on Historic Resources	OFFICE USE ONLY Rezoning case #
The applicant is asked to analyze the impact of the rezoning request on historic resources. For the purposes of this section, a historic resource is defined as any site, structure, sign, or other feature of the property to be rezoned that is listed in the National Register of Historic Places or designated by the City of Raleigh as a landmark or contributing to a Historic Overlay District.	
Inventory of Historic Resources	
List in the space below all historic resources located on the property to be rezoned. For each resource, indicate how the proposed zoning would impact the resource.	
None.	
Proposed Mitigation	
Provide brief statements describing actions that will be taken to mitigate all negative impacts listed above.	
None.	

Urban Design Guidelines

The applicant must respond to the Urban Design Guidelines contained in the 2030 Comprehensive Plan if:

- a) The property to be rezoned is within a "City Growth Center" or "Mixed-Use Center", OR;
- b) The property to be rezoned is located along a "Main Street" or "Transit Emphasis Corridor" as shown on the Urban Form Map in the 2030 Comprehensive Plan.

Urban form designation: None

Click [here](#) to view the Urban Form Map.

1

All Mixed-Use developments should generally provide retail (such as eating establishments, food stores, and banks), and other such uses as office and residential within walking distance of each other. Mixed uses should be arranged in a compact and pedestrian friendly form.

Response:

2

Within all Mixed-Use Areas buildings that are adjacent to lower density neighborhoods should transition (height, design, distance and/or landscaping) to the lower heights or be comparable in height and massing.

Response:

3

A mixed-use area's road network should connect directly into the neighborhood road network of the surrounding community, providing multiple paths for movement to and through the mixed-use area. In this way, trips made from the surrounding residential neighborhood(s) to the mixed-use area should be possible without requiring travel along a major thoroughfare or arterial.

Response:

4

Streets should interconnect within a development and with adjoining development. Cul-de-sacs or dead-end streets are generally discouraged except where topographic conditions and/or exterior lot line configurations offer no practical alternatives for connection or through traffic. Street stubs should be provided with development adjacent to open land to provide for future connections. Streets should be planned with due regard to the designated corridors shown on the Thoroughfare Plan.

Response:

5

New development should be comprised of blocks of public and/or private streets (including sidewalks). Block faces should have a length generally not exceeding 660 feet. Where commercial driveways are used to create block structure, they should include the same pedestrian amenities as public or private streets.

Response:

6

A primary task of all urban architecture and landscape design is the physical definition of streets and public spaces as places of shared use. Streets should be lined by buildings rather than parking lots and should provide interest especially for pedestrians. Garage entrances and/or loading areas should be located at the side or rear of a property.

Response:

7	Buildings should be located close to the pedestrian-oriented street (within 25 feet of the curb), with off-street parking behind and/or beside the buildings. When a development plan is located along a high-volume corridor without on-street parking, one bay of parking separating the building frontage along the corridor is a preferred option. Response:
8	If the site is located at a street intersection, the main building or main part of the building should be placed at the corner. Parking, loading or service should not be located at an intersection. Response:
9	To ensure that urban open space is well-used, it is essential to locate and design it carefully. The space should be located where it is visible and easily accessible from public areas (building entrances, sidewalks). Take views and sun exposure into account as well. Response:
10	New urban spaces should contain direct access from the adjacent streets. They should be open along the adjacent sidewalks and allow for multiple points of entry. They should also be visually permeable from the sidewalk, allowing passersby to see directly into the space. Response:
11	The perimeter of urban open spaces should consist of active uses that provide pedestrian traffic for the space including retail, cafés, and restaurants and higher-density residential. Response:
12	A properly defined urban open space is visually enclosed by the fronting of buildings to create an outdoor "room" that is comfortable to users. Response:
13	New public spaces should provide seating opportunities. Response:

14	Parking lots should not dominate the frontage of pedestrian-oriented streets, interrupt pedestrian routes, or negatively impact surrounding developments. Response:
15	Parking lots should be located behind or in the interior of a block whenever possible. Parking lots should not occupy more than 1/3 of the frontage of the adjacent building or not more than 64 feet, whichever is less. Response:
16	Parking structures are clearly an important and necessary element of the overall urban infrastructure but, given their utilitarian elements, can give serious negative visual effects. New structures should merit the same level of materials and finishes as that a principal building would, care in the use of basic design elements can make a significant improvement. Response:
17	Higher building densities and more intensive land uses should be within walking distance of transit stops, permitting public transit to become a viable alternative to the automobile. Response:
18	Convenient, comfortable pedestrian access between the transit stop and the building entrance should be planned as part of the overall pedestrian network. Response:
19	All development should respect natural resources as an essential component of the human environment. The most sensitive landscape areas, both environmentally and visually, are steep slopes greater than 15 percent, watercourses, and floodplains. Any development in these areas should minimize intervention and maintain the natural condition except under extreme circumstances. Where practical, these features should be conserved as open space amenities and incorporated in the overall site design. Response:
20	It is the intent of these guidelines to build streets that are integral components of community design. Public and private streets, as well as commercial driveways that serve as primary pedestrian pathways to building entrances, should be designed as the main public spaces of the City and should be scaled for pedestrians. Response:

21	Sidewalks should be 5-8 feet wide in residential areas and located on both sides of the street. Sidewalks in commercial areas and Pedestrian Business Overlays should be a minimum of 14-18 feet wide to accommodate sidewalk uses such as vendors, merchandising and outdoor seating. Response:
22	Streets should be designed with street trees planted in a manner appropriate to their function. Commercial streets should have trees which complement the face of the buildings and which shade the sidewalk. Residential streets should provide for an appropriate canopy, which shadows both the street and sidewalk, and serves as a visual buffer between the street and the home. The typical width of the street landscape strip is 6-8 feet. This width ensures healthy street trees, precludes tree roots from breaking the sidewalk, and provides adequate pedestrian buffering. Street trees should be at least 6 1/4" caliper and should be consistent with the City's landscaping, lighting and street sight distance requirements. Response:
23	Buildings should define the streets spatially. Proper spatial definition should be achieved with buildings or other architectural elements (including certain tree plantings) that make up the street edges aligned in a disciplined manner with an appropriate ratio of height to width. Response:
24	The primary entrance should be both architecturally and functionally on the front facade of any building facing the primary public street. Such entrances shall be designed to convey their prominence on the fronting facade. Response:
25	The ground level of the building should offer pedestrian interest along sidewalks. This includes windows entrances, and architectural details. Signage, awnings, and ornamentation are encouraged. Response:
26	The sidewalks should be the principal place of pedestrian movement and casual social interaction. Designs and uses should be complementary to that function. Response:

Rezoning Checklist (Submittal Requirements)					
To be completed by Applicant			To be completed by staff		
General Requirements – General Use or Conditional Use Rezoning	Yes	N/A	Yes	No	N/A
1. I have referenced this Rezoning Checklist and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	☒	☐	☐	☐	☐
2. Pre-application conference.	☒	☐	☐	☐	☐
3. Neighborhood meeting notice and report	☒	☐	☐	☐	☐
4. Rezoning application review fee (see Fee Guide for rates).	☒	☐	☐	☐	☐
5. Completed application submitted through Permit and Development Portal	☒	☐	☐	☐	☐
6. Completed Comprehensive Plan consistency analysis	☒	☐	☐	☐	☐
7. Completed response to the urban design guidelines	☐	☒	☐	☐	☐
8. <u>Two</u> sets of stamped envelopes addressed to all property owners and tenants of the rezoning site(s) and within 500 feet of area to be rezoned.	☒	☐	☐	☐	☐
9. Trip generation study (May be required after submittal)	☐	☒	☐	☐	☐
10. Traffic impact analysis (May be required after submittal)	☐	☒	☐	☐	☐
11. If signed electronically, e-signature confirmation page(s)	☒	☐	☐	☐	☐
For properties requesting a Conditional Use District:					
11. Completed zoning conditions, signed by property owner(s).	☒	☐	☐	☐	☐
For properties requesting a Planned Development or Campus District:					
12. Master plan (see Master Plan submittal requirements).	☐	☒	☐	☐	☐
For properties requesting a text change to zoning conditions:					
13. Redline copy of zoning conditions with proposed changes.	☐	☒	☐	☐	☐
14. Proposed conditions signed by property owner(s).	☐	☒	☐	☐	☐

Master Plan (Submittal Requirements)					
To be completed by Applicant			To be completed by staff		
General Requirements – Master Plan	Yes	N/A	Yes	No	N/A
1. I have referenced this Master Plan Checklist and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh.	☐	☐	☐	☐	☐
2. Total number of units and square feet	☐	☐	☐	☐	☐
3. 12 sets of plans	☐	☐	☐	☐	☐
4. Completed application; submitted through Permit & Development Portal	☐	☐	☐	☐	☐
5. Vicinity Map	☐	☐	☐	☐	☐
6. Existing Conditions Map	☐	☐	☐	☐	☐
7. Street and Block Layout Plan	☐	☐	☐	☐	☐
8. General Layout Map/Height and Frontage Map	☐	☐	☐	☐	☐
9. Description of Modification to Standards, 12 sets	☐	☐	☐	☐	☐
10. Development Plan (location of building types)	☐	☐	☐	☐	☐
11. Pedestrian Circulation Plan	☐	☐	☐	☐	☐
12. Parking Plan	☐	☐	☐	☐	☐
13. Open Space Plan	☐	☐	☐	☐	☐
14. Tree Conservation Plan (if site is 2 acres or more)	☐	☐	☐	☐	☐
15. Major Utilities Plan/Utilities Service Plan	☐	☐	☐	☐	☐
16. Generalized Stormwater Plan	☐	☐	☐	☐	☐
17. Phasing Plan	☐	☐	☐	☐	☐
18. Three-Dimensional Model/renderings	☐	☐	☐	☐	☐
19. Common Signage Plan	☐	☐	☐	☐	☐

***Signature Requirements**

1. Accepted Signatures

Rezoning applications and conditional pages (when applicable) must be signed by the property owner(s) listed on the Wake County Deeds registry for the property.

If the owner and/or applicant is a corporate entity, the application must be signed by a duly authorized representative of the applicant (the “Manager” or “Managing Member” listed on the NC State Business Secretary page). If that is not readily apparent to the City’s reviewer(s), the signatory may be asked to provide documentation that such person is authorized to make a request to rezone the property and/or submit to the property being placed in a conditional district.

Property owner signatures for rezoning applications will only be accepted in the following forms:

1. Original, wet signatures – If a rezoning application is signed with a physical signature, the original, wet copy must be submitted to city staff before the application is deemed complete.
2. Adobe or DocuSign e-signatures – If a rezoning application is signed electronically, it must be either an Adobe or DocuSign signature. The signature verification page must be submitted for the application to be deemed complete.

****Differentiation Between Property Owner, Applicant, & Point of Contact**

1. Property Owner/Applicant

The Property Owner is the individual(s) or organization listed on Wake County Deeds for the property.

- For a conditional rezoning request, the property owner must be the individual making the rezoning request (i.e. the applicant).
- For a general use rezoning request, the property owner and applicant (individual making the request) can be different for the purposes of the rezoning application.

2. Point of Contact

The Point of Contact is the individual that city staff will coordinate with throughout the rezoning process. This section can be left blank if the property owner and/or applicant intends to be staff’s main point of contact throughout the rezoning process.

NOTIFICATION LETTER TEMPLATE

Date:

Re: Potential (REZONING/TEXT CHANGE TO ZONING CONDITIONS) of (SITE LOCATION ADDRESS(ES) AND WAKE COUNTY PIN(s))

Neighboring Property Owners and Tenants:

You are invited to attend a neighborhood meeting on (MEETING DATE and TIME). The meeting will be held at (MEETING LOCATION, INCLUDING ADDRESS) and will begin at (TIME).

The purpose of this meeting is to discuss a potential rezoning of the property located at (SITE ADDRESS AND NEARBY LANDMARKS/NEAREST INTERSECTION). This site is currently zoned (CURRENT ZONING DISTRICT- FULL DISTRICT AND ABBREVIATION) and is proposed to be rezoned to (PROPOSED ZONING DISTRICT – FULL DISTRICT AND ABBREVIATION). (ANY OTHER RELEVANT DETAILS OF THE REQUEST.)

Prior to the submittal of any rezoning application, the City of Raleigh requires that a neighborhood meeting be held for all property owners and tenants within 500 feet of the area requested for rezoning.

Information about the rezoning process is available online; visit www.raleighnc.gov and search for “Rezoning Process.” If you have further questions about the rezoning process, please contact Raleigh Planning & Development at 919-996-2682 (option 2) or rezoning@raleighnc.gov.

If you have any concerns or questions about this potential rezoning I (WE) can be reached at:
(NAME)
(CONTACT INFO)

Sincerely,



Hunter Winstead | Land Use Attorney
434 Fayetteville Street, Suite 2200
Raleigh, North Carolina 27601
919-590-0396
hwinstead@morningstarlawgroup.com
www.morningstarlawgroup.com

September 10, 2026

Neighboring Property Owners and Tenants

Re: Neighborhood Meeting for Potential Rezoning of 8401 Honeycutt Road

Dear neighbors:

I am a land use attorney assisting the owners of the property located at 8401 Honeycutt Road (PIN 1718105923) (the "Property" or "Site") with the potential rezoning of the Site from Residential-1 with the Falls Watershed Protection Overlay District (R-1 w/ FWPOD) to a Residential-6 conditional district with the Falls Watershed Protection Overlay District (R-6-CU w/ FWPOD). The purpose of the rezoning is to allow for the potential residential development of the Site.

Prior to the submittal of any rezoning application, the City of Raleigh requires that a neighborhood meeting be held for all property owners and tenants within 500 feet of the area requested for rezoning. As such, you are invited to attend our upcoming neighborhood meeting on **September 23, 2026, from 5:30 PM to 6:30 PM**. The meeting will be held at the Greystone Recreation Center, 7713 Lead Mine Rd, Ste 55, Raleigh, NC 27615. After the meeting, a report will be submitted to the Raleigh Planning and Development Department.

In addition to attending the neighborhood meeting, you may submit written comments about the meeting or the request in general to the City. More information about the rezoning process is available online by visiting www.raleighnc.gov and searching for "Rezoning Process." If you have further questions about the rezoning process, please contact:

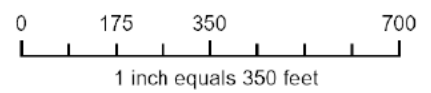
Diego Murphy-Mendez, MURP, Raleigh Planning & Development
(919) 996-6759
Diego.Murphy-Mendez@raleighnc.gov

If you have any concerns or questions about this case, please don't hesitate to reach out to me directly using the contact information shown above.

Sincerely,

MORNINGSTAR LAW GROUP

Hunter Winstead



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SUMMARY OF ISSUES

A neighborhood meeting was held on September 23, 2026 (date) to discuss a potential rezoning located at 8401 Honeycutt Road, Raleigh, NC 27615 (PIN 1718105923) (property address). The neighborhood meeting was held at Greystone Recreation Center, 7713 Lead Mine Rd, Ste 55, Raleigh (location). There were approximately 0 (number) neighbors in attendance. The general issues discussed were:

Summary of Issues:

No members of the public attended. The applicant opened the meeting at 5:30 PM. The only attendees were City of Raleigh staff members. After no members of the public attended, the applicant closed the meeting at 6:00 PM. No issues were raised.

[illegible]

Rezoning Application - Honeycutt

4932-6778-5947 v.3

Final Audit Report

2026-10-22

Created:	2026-10-22
By:	Hunter Winstead (hwinstead@morningstarlawgroup.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAf-99lv5N-JIK-sS538jxBn3OGNcP29pS

"Rezoning Application - Honeycutt 4932-6778-5947 v.3" History

-  Document created by Hunter Winstead (hwinstead@morningstarlawgroup.com)
2026-10-22 - 6:39:33 PM GMT
-  Document emailed to Richard Ladd (rladd@laddcommercial.com) for signature
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-  Document e-signed by Richard Ladd (rladd@laddcommercial.com)
Signature Date: 2026-10-22 - 7:12:00 PM GMT - Time Source: server - Signature Appearance Selected: TYPE
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