

South River Forest Parks and Trails

CID Board Presentation on 8/12/2026

By Walter Brown, Senior Advisor, DeKalb County





Return To:
DeKalb County
Law Department
5th Floor
1300 Commerce Drive
Decatur, Georgia 30030

Space Above This Line For Recorder's Use

STATE OF GEORGIA

COUNTY OF DEKALB

DEKALB COUNTY
PERMANENT PEDESTRIAN EASEMENT

PROJECT NAME: OLDCASTLE TRAIL

TAX PARCEL ID Nos: 15-113-01-014 – 1080 Moreland Industrial Bld.
15-113-01-015 – 100 Donzi Lane, SE
15-113-01-016 – 2546 Donzi Lane, SE

THIS INDENTURE (this "Agreement") is made and entered into as of the ____ day of
____, 2026, ("Effective Date") by and between

PREFERRED MATERIALS, INC., a Georgia corporation, f/k/a Oldcastle Southern Group, Inc.,
f/k/a APAC-Southeast, Inc., f/k/a APAC-Georgia, Inc. ("Grantor")

and

DEKALB COUNTY, GEORGIA, a political subdivision of the State of Georgia ("Grantee").

TO HAVE AND HOLD, the rights, privileges and duties set out herein.

IN WITNESS WHEREOF, this Agreement is signed and sealed as of the day and year first above
written.

Signed, sealed and delivered in the
presence of:


Witness


Notary Public

My commission expires: 10/1/2027

NOTARIAL SEAL



GRANTOR:

PREFERRED MATERIALS, INC., a Georgia
corporation

By: 
Printed Name: Daniel Towdan
Title: Assistant Secretary

Mailing and Notice Address:

CR11 Americas Law Group
900 Ashwood Parkway, Suite 600
Atlanta, GA 30338
Attn: Matthew Rooks

[SIGNATURES CONTINUED FROM IMMEDIATELY PRECEDING PAGE]

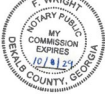
Signed, sealed and delivered in the presence of:


Witness


Notary Public

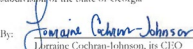
My commission expires: 10/1/2029

[NOTARIAL SEAL]



GRANTEE:

DEKALB COUNTY, GEORGIA, a political
subdivision of the State of Georgia

By: 
Jeanne Cochran-Johnson, its CEO

ATTEST:


Barbara H. Sanders-Norwood, CCC
Clerk to the Board of Commissioners and Chief
Executive Officer of DeKalb County, Georgia

Mailing Address:

DeKalb County Law Department
Attn: County Attorney
1300 Commerce Drive, 5th Fl.
Decatur, GA 30030

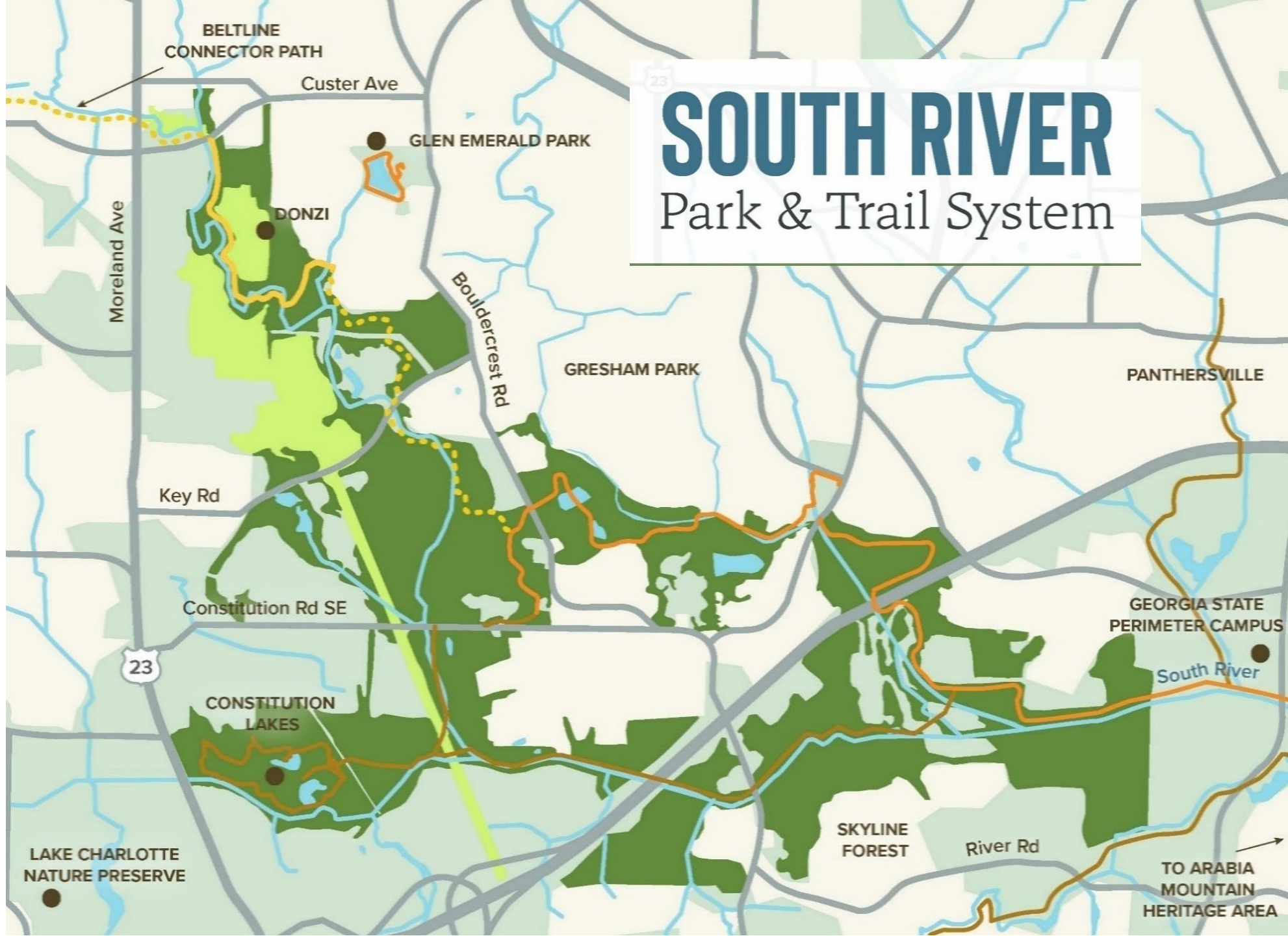










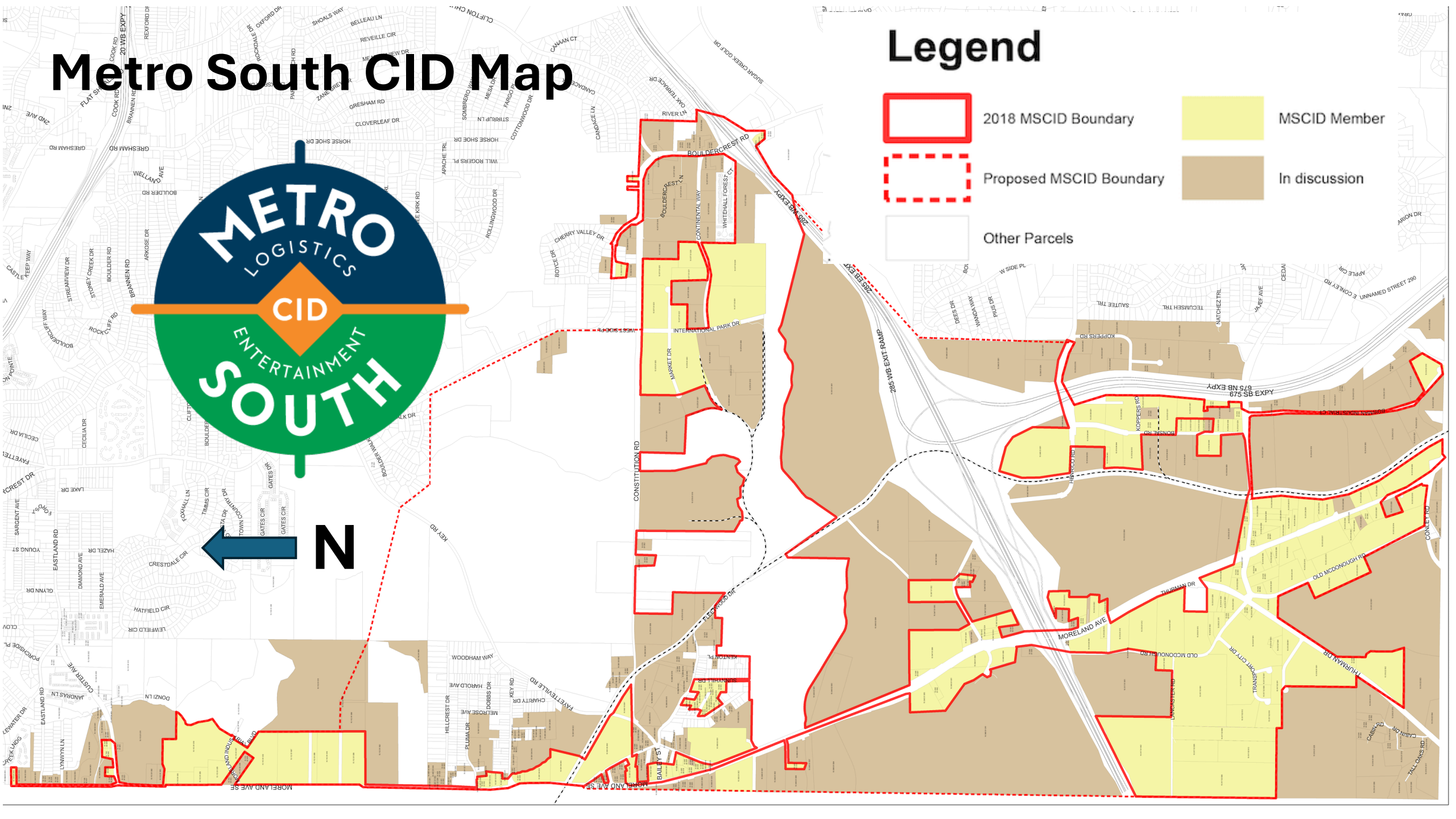


Metro South CID Map

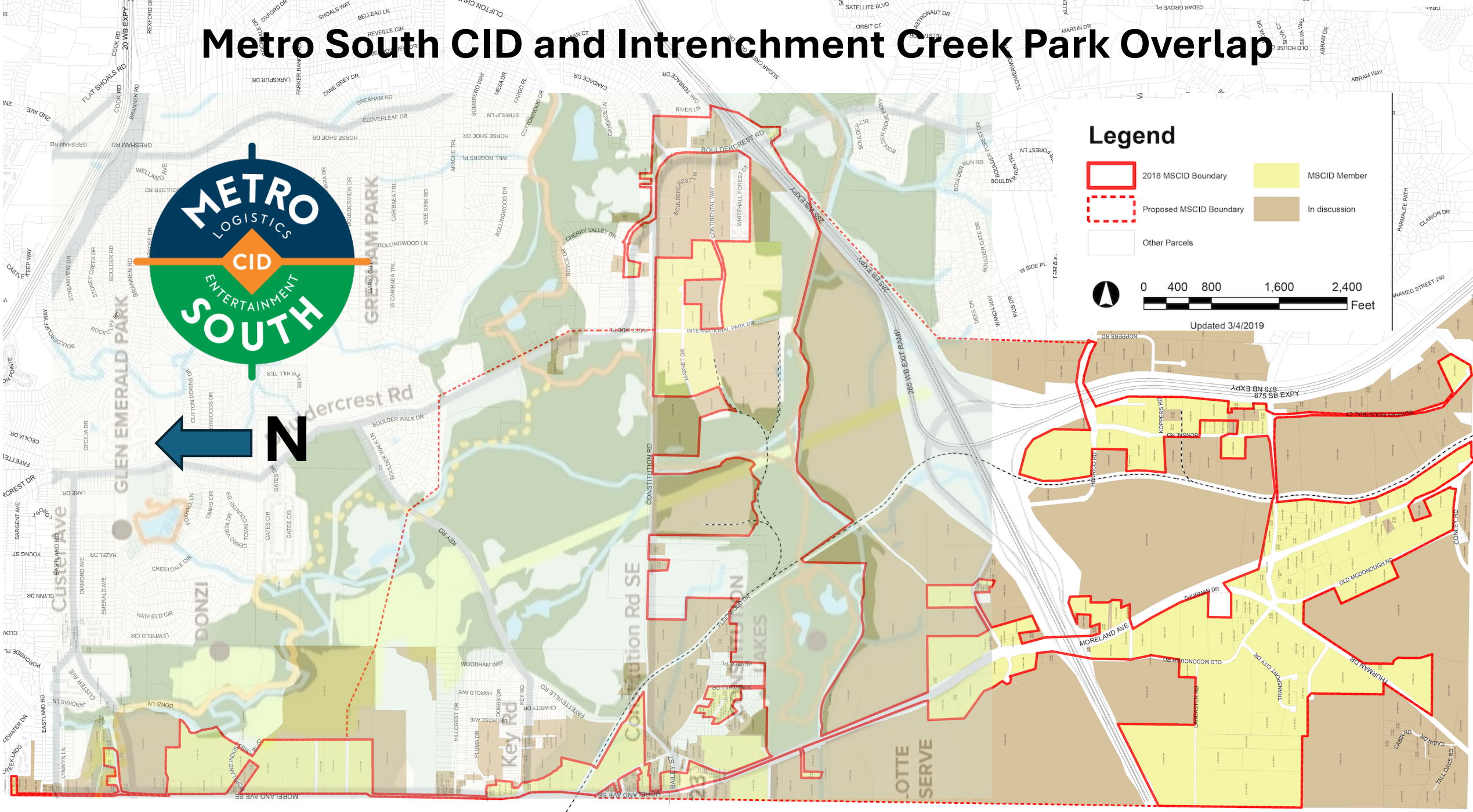


Legend

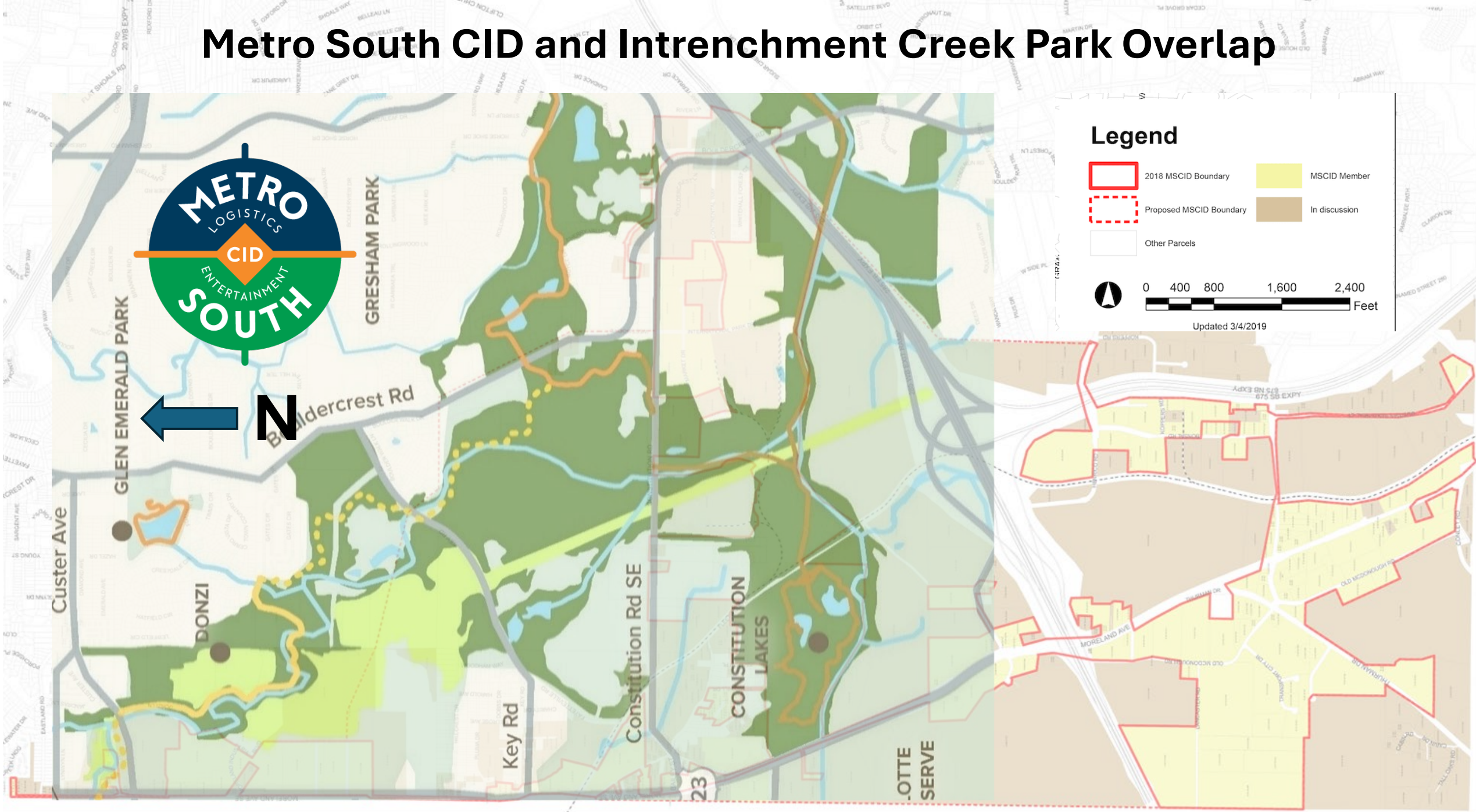
- 2018 MSCID Boundary
- Proposed MSCID Boundary
- MSCID Member
- In discussion
- Other Parcels



Metro South CID and Intrenchment Creek Park Overlap



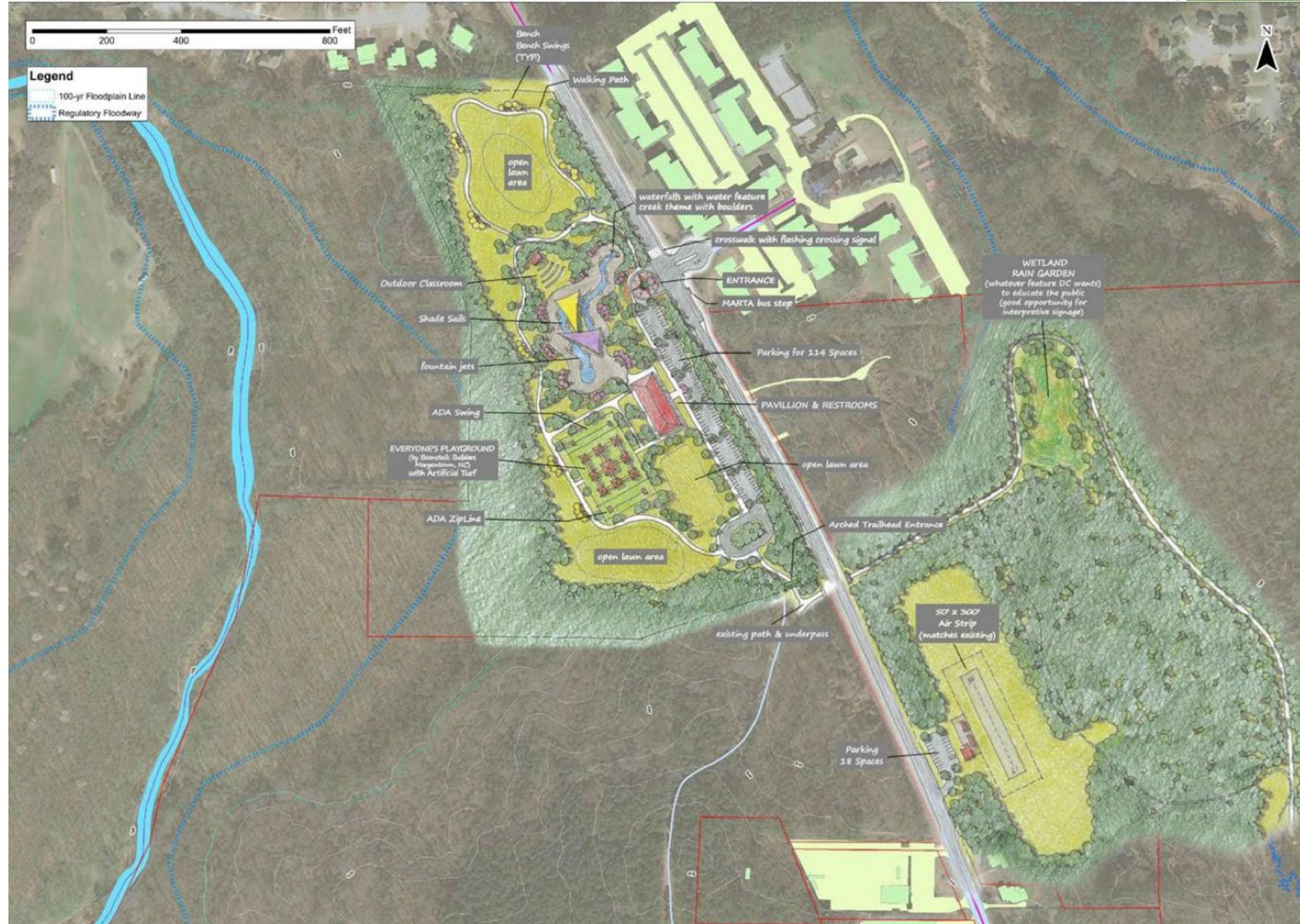
Metro South CID and Intrenchment Creek Park Overlap



0 200 400 800 Feet

Legend

- 100-yr Floodplain Line
- Regulatory Floodway







Trail Classification: Class I-III

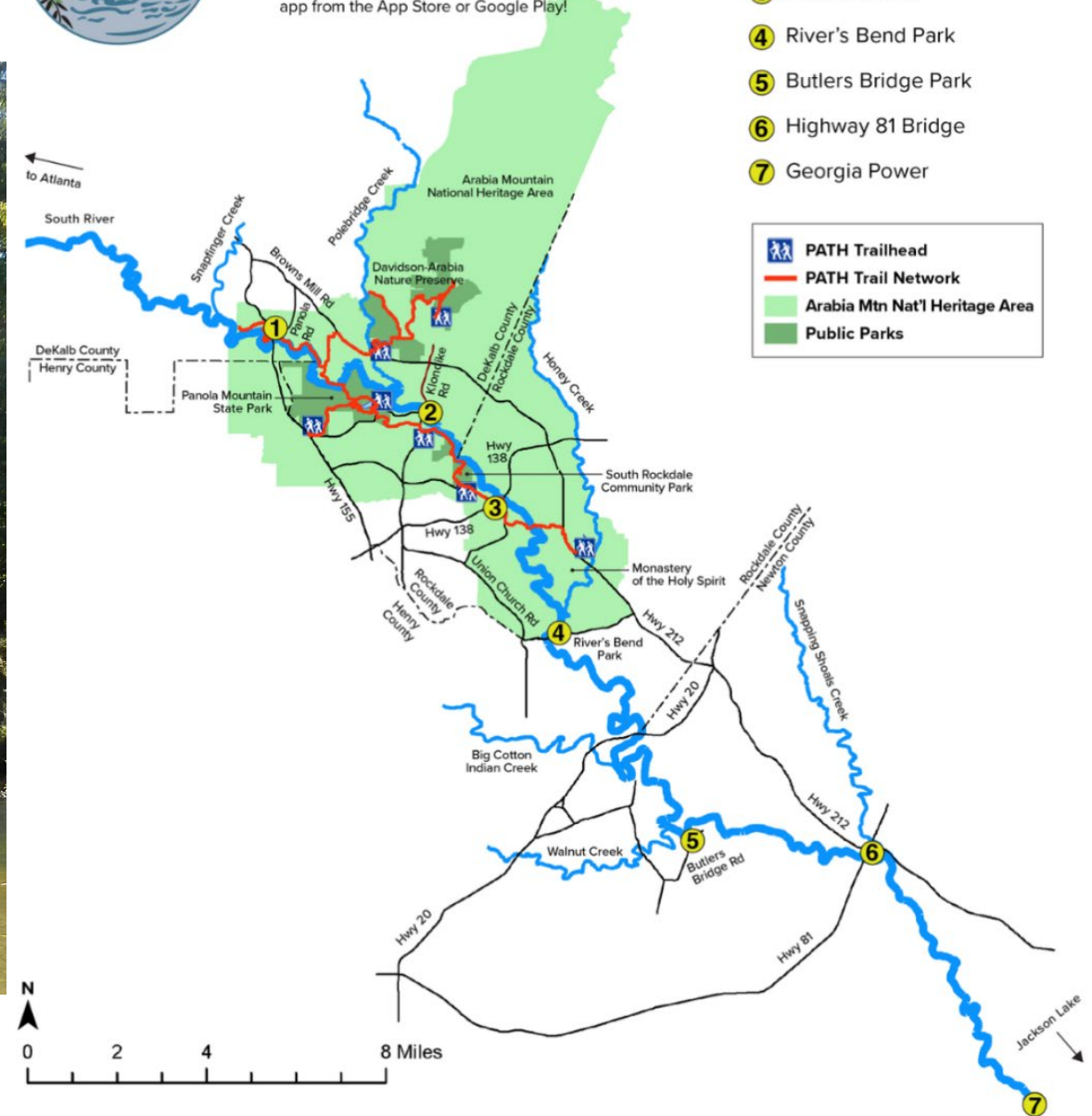
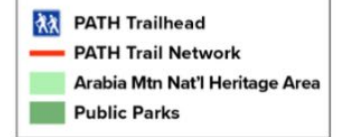
Length: 40 miles

Paddling Season: Year round

Georgia's developing South River Water Trail extends from Panola Shoals to Lake Jackson. For detailed info on access points, rapids, and safety, download the free [Georgia River Guide](#) app from the App Store or Google Play!

Trailheads (established & planned)

- 1 Panola Shoals
- 2 Everett Park
- 3 Lorraine Park
- 4 River's Bend Park
- 5 Butlers Bridge Park
- 6 Highway 81 Bridge
- 7 Georgia Power

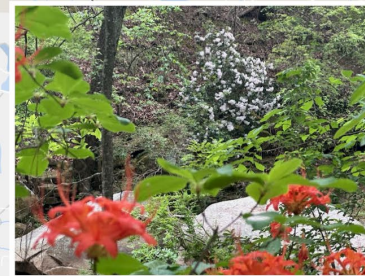
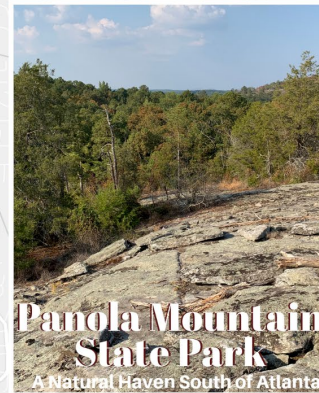
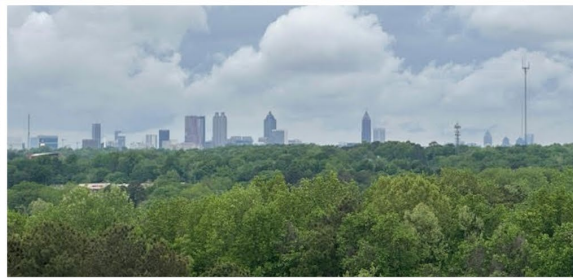
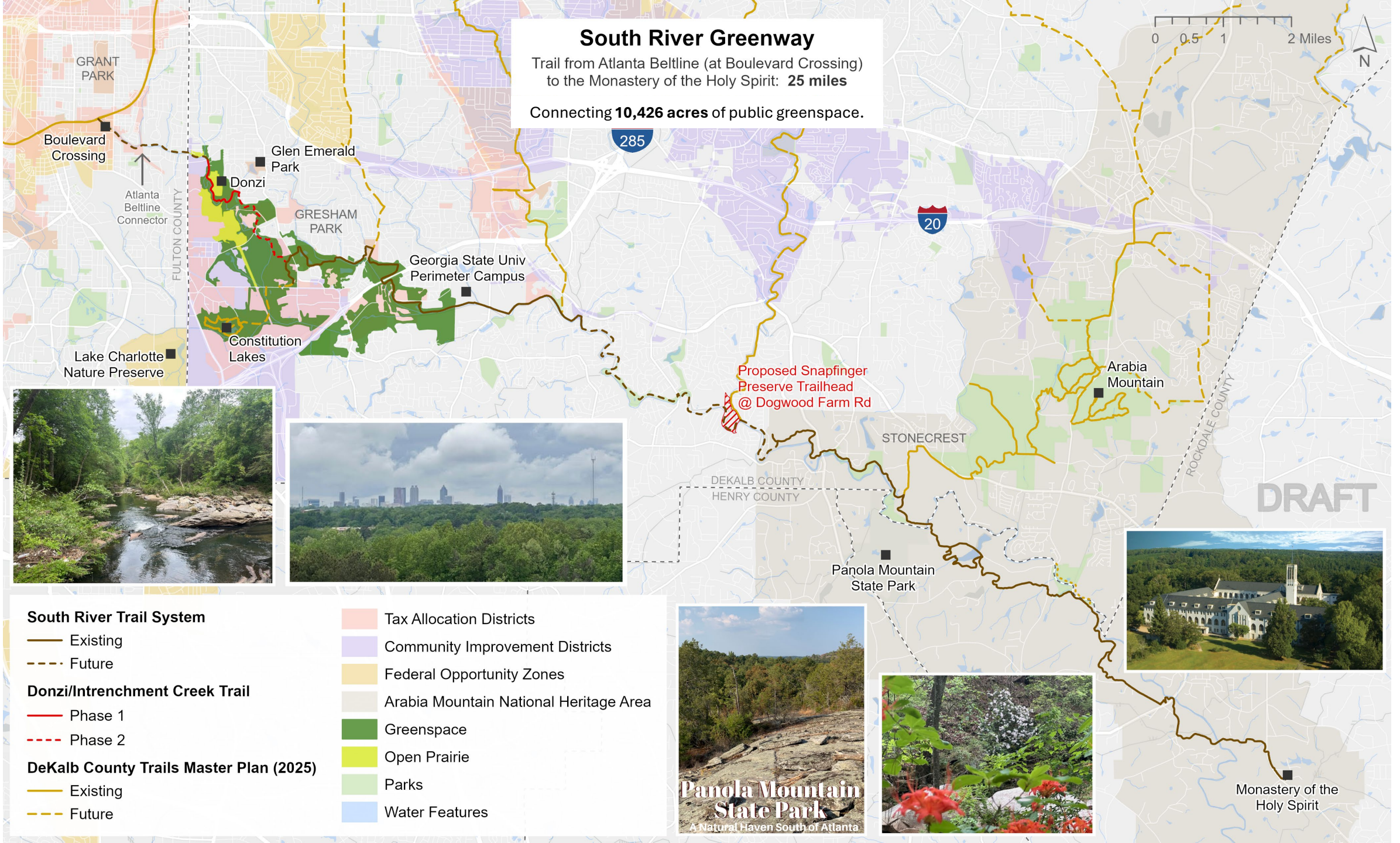


South River Greenway

Trail from Atlanta Beltline (at Boulevard Crossing)
to the Monastery of the Holy Spirit: **25 miles**

Connecting **10,426 acres** of public greenspace.

0 0.5 1 2 Miles



South River Trail System

- Existing
- Future

Donzi/Intrenchment Creek Trail

- Phase 1
- Phase 2

DeKalb County Trails Master Plan (2025)

- Existing
- Future

Tax Allocation Districts

Community Improvement Districts

Federal Opportunity Zones

Arabia Mountain National Heritage Area

Greenspace

Open Prairie

Parks

Water Features